

# **Ivy Farm Barn, Lytham Road, Moss Side, Lytham St. Annes, Lancashire**

## **An Archaeological Building Survey**

*By J.M. Trippier Archaeological and Surveying Consultancy*



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*Clients:* of Mr and Mrs Fletcher

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## **NON-TECHNICAL SUMMARY**

An archaeological building survey was required as a condition of planning permission for the conversion of three agricultural buildings to holiday dwellings at Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes, Lancashire (NGR SD 37423044). The work was carried out on behalf of Mr and Mrs Fletcher by J.M Trippier Archaeological and Surveying Consultancy. The buildings subject to the survey comprised a pre-1840 barn which was extended in the mid to late 19<sup>th</sup> century and a shippon and range of animal shelters that were both constructed in the latter period. The buildings represent an interesting example of changing agricultural practices from an arable or mixed economy in the early 19<sup>th</sup> century to a mainly pastoral one in the late 19<sup>th</sup> century. Allied with this was the relocation of the farmhouse so that it was further away from the working farm which reflected the changing aspirations of farmers during this period. .

## **ACKNOWLEDGEMENTS**

Thanks are due to Mr and Mrs Fletcher who commissioned the survey and to their architects Chris Hewitt Architect Ltd of Lytham who provided the drawings of the buildings. The assistance provided by the staff of the Harris Library, Preston and the Lancashire County Record Office is also acknowledged.

## **1. INTRODUCTION**

- 1.1 J.M Trippier Archaeological and Surveying Consultancy was instructed by Mr and Mrs Fletcher to carry out an archaeological building recording programme at Ivy Farm prior to the conversion to three of the agricultural buildings to residential use of the building. John Trippier BA (Hons), MRICS, PIFA carried out the site work assisted by Jane Lloyd BA (Hons), MA, PIFA who also carried out the documentary research and compiled the report and drawings.
- 1.2 The recording programme was required as a result of a condition attached to a planning permission by Fylde Borough Council (Application No. 5/07/00531/FUL). This condition follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) issued by the (then) DOE. The work was carried out in accordance with the standard specification usually provided by Lancashire County Council Archaeology Service for work of this type (see Appendix 1).

## **2. SITE LOCATION AND GEOMORPHOLOGY**

- 2.1 Ivy Farm is situated to the north of Lytham Road and is accessed by a small private road to the north of Lytham Road. Moss Side railway station and the

Lytham to Kirkham Railway Line are situated directly to the east. The town of Kirkham is approximately 3 ½ miles to the north east of the site with Blackpool being approximately 5 miles to the north west. The national grid reference of the site is (NGR SD 37423044). The farmstead's general location is marked by a red arrow on the map enclosed as Fig 1. and the subject buildings are shown edged red on the plan enclosed at Fig 2. For the purposes of this report the buildings are described thereon as the Barn, Shippon 1 and Shippon 2

- 2.2 Moss Side is a dispersed settlement comprising a small number of houses following the line of Lytham Road and farmsteads located to the north and south of this. It is surrounded by unspoilt countryside. The solid geology consists of Triassic Mudstones of the Mercia Mudstone Group. The drift cover is glacial and consists of sand and boulder clay, gravel and overlying red marl. Mixed farming is carried out in the area, although there is more emphasis towards a pastoral economy. However, despite this much oat, barley and wheat is also grown. The land to the north of Moss Side consists of low-lying marshy carr whereas the land to the south is arable (LCC 2006: 7)

### **3. AIMS AND OBJECTIVES**

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. Alterations to such buildings remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may have been lost during alteration. This was achieved by recording and analysing the plan form, function, age and development of the buildings and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The proposed alterations will result in changes to the functions of the three agricultural buildings and the creation of new circulation patterns.

### **4. METHODOLOGY**

- 4.1 The project was carried out in accordance with the project specification at Appendix 1 of this report. Briefly, this required the compilation of:-
- 4.1.1 A drawn record including a scale plan of each floor and representative sections necessary for understanding the building's design, development and function. The architect's drawings were used as a basis for these but additional measurements were taken with hand held tapes which enabled the architect's drawings to be checked and amended as appropriate. Revised versions of the architect's drawings were made on drafting film at a scale of 1:100. Electronically produced versions of these are included at Appendix 2.

4.1.2 A photographic record was made comprising:-

- a) General views of the exterior of the buildings/complex and of their site and setting; and of the interior;
- b) Any external detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs;
- c) The overall appearance of the principal rooms and circulation areas;
- d) Any internal detail structural and decorative which is relevant to the buildings' design, development and use and which did not show adequately on general photographs.

4.1.3 These were made with a Pentax P30 35mm SLR camera loaded with *Ilford FP5* monochrome film. Graduated scales were used for photographing detail and discretely placed ranging rods for the general shots. The basic photographic record was supplemented by digital images taken with a Fuji Finepix S5700 digital camera (5.7 mega pixels resolution) which are included in the report (see para. 4.1.5 below).

4.1.4 A photographic register listing all photographs and plans showing the relevant plate numbers and locations from which the photographs were taken are included at Figures 10-13 in Appendix 2 of this report.

4.1.5 A report incorporating the information specified at section 10 of the project specification (see Appendix 1). Briefly these comprise:

- a) The dates of the recording and names of personnel involved;
- b) Locational details and statutory listings or scheduling;
- c) A detailed description of the building describing its plan, form, function, age and development sequence and the names of patrons and owners if known;
- d) An account of past and present use of the building and its parts with evidence for these interpretations.
- e) Any evidence for the former existence of demolished structures or plant associated with the building;
- f) Copies of other records of the building or a note of their existence and location;
- g) Relevant information from other readily available sources and from owners, builders, architects etc. who may be familiar with the building;

- h) A note of the building's past and present relationship to its setting; e.g. its relationship to local settlement patterns, especially those contemporary with contemporary with the building;
  - i) A note of the building's significance locally, regionally or nationally in terms of its origin, purpose, form, construction, design, materials and status.
- 4.2 Prior to the commencement of work on site a rapid map-regression exercise and consultation of trade directories was undertaken. Documentary research included visits to the Lancashire County Record Office.
- 4.3 The recording programme took place on 17<sup>th</sup> December 2009 and the 5<sup>th</sup> February 2010.
- 4.4 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> ed. 1991 and the Institute of Field Archaeologists' *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*.

## **5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 No previous historic, archaeological or architectural study is known to have been made of the building prior to the completion of this report.
- 5.2 The hamlet of Moss Side was previously known as 'Brown Moss Side', which originates from both the Old English and Old Norse *mos or mosi*. It translates as bog, swamp or marsh (Ekwall 1922: 15). It is located in the township of Westby with Plumpton in the ancient parish of Kirkham and the hundred of Amounderness. *Westbi* and *Plunton* are first recorded in the Domesday Book of 1086 when they were two of the 20 or so villages that had belonged to Earl Tosti's manor of Preston. According to Ekwall their names had their origins in the Scandinavian 'western by' (homestead or village) and the Old English 'tun' (homestead or village) of the 'plums' or 'plumtrees' (Ekwall 1922: 151). Both *Chicheham* (the place of the church) and Amounderness (*the ness of Agmudr* were also recorded in Domesday and are Old Norse (Ekwall 1922: 151).
- 5.2 After the Conquest the area is recorded as being in the possession of Roger of Poitou before reverting to the king in thegnage as part of the estate of the lords of Clifton (Farrer & Brownbill 1912: 174). The Clifton's of Westby, according to Baines (1835:90,) resided at a hall at Westby from the 13<sup>th</sup> century. This is supported by a record dating to 1372 that states that Robert de Clifton and his men were charged with having seized William Garlick at Little Singleton and later bringing him to Westby and imprisoning him there for a fortnight. In defence the men pleaded that Garlick was a villain from the Clifton manor of

Westby and had absconded (Farrer & Brownbill 1912:174). In the 14<sup>th</sup> century it is recorded that the nearby Great Plumpton was held by a junior branch of the Clifton family who adopted Plumpton as their surname (Farrer & Brownbill 1912: 174).

- 5.3 In 1515 it was recorded that the manor of Westby, demesne lands, lands in Much and Little Plumpton, Wrea and Elswick were in the possession of a William Clifton of Westby (Cunliffe Shaw 1935: 13). Towards the end of the century in 1584 the manor and capital messuage of Westby was recorded as comprising 55 messuages, 13 gardens, 10 orchards, 300 acres of land, 200 acres of meadow, 200 acres of pasture, 300 acres of moor and finally the mosses surrounding the area of Westby (Cunliffe Shaw 1935: 20).
- 5.4 After the Dissolution of the Monasteries, Lytham Priory was first sold by the Crown to a Sir Thomas Holcroft but by 1606 had been acquired by Cuthbert Clifton of Westby. It is from this point that the family changed their chief residential home from their manor at Westby to the newly acquired priory at Lytham changed their name to the Clifton's of Lytham rather than of Westby (Farrer & Brownbill 1912: 213). Despite the change in their main residence the Clifton family remained the dominant landowners in Westby with Plumpton, as is shown in the 1840 Tithe Map and Schedule (LRO DRB 1/198).
- 5.5 Throughout the period of religious persecution the Clifton's remained staunch Catholics and are reported to have kept a priest at their Westby Manor. However, in the 1830s Thomas Clifton changed his religious allegiance and the Catholic Chapel, which had been constructed in 1741, was closed in 1845. This caused local worshippers to have to travel to Kirkham to go to church, so land was purchased from the Clifton Family so as to construct a new chapel at Westby. This was completed in the 1850s. (Yates 1992: 5)
- 5.6 The railway station at Moss Side and the associated railway line which connects Kirkham to Lytham opened in on the 16<sup>th</sup> February 1846 after land was purchased from Thomas Clifton. In 1863 the line was extended from Lytham to Blackpool's south station, thus making it possible for passengers to travel directly from Preston or Kirkham to Blackpool. At its peak the railway catered for a diverse range of passengers from people making family visits to the seaside to farmers making milk deliveries to the dairy at St. Anne's. Moss Side station was closed on the 26<sup>th</sup> June 1961 due to a lack of popularity, however was reopened in November 1983 in the form of a single unmanned platform and a ½ barrier automatic level crossing (McLoughlin 1999: 58)
- 5.7 The first historic record of Ivy Farm comes in the form of the 1840 Tithe Map and Schedule for Westby and Plumpton (LRO DRB 1/198). These clearly show that all of the land in the immediate area was owned by a Thomas Clifton who was the head of the Cliftons of Lytham, the Deputy Lieutenant and High Sheriff of the County and a Justice of the Peace (Cunliffe Shaw 1935: 26). The site of Ivy Farm was occupied by a William Fayer and is described a *House, Outbuildings and Garden* surrounded by further gardens

and fields amounting in total to some 41.5 acres. The barn, which is one of the subjects of this survey, appears to roughly square with a western outrigger resulting in a 'T' shaped footprint. This is in an enclosure numbered 330 on the Schedule and named 'Barnfield'. There is a smaller building immediately to the west on the edge of close no. 332 which is described as *House, Outbuildings and Garden*. Further west, between close nos. 281 & 283 is a further building, larger than the barn, which is also 'T' shaped. However, this building is not recorded in the Tithe Schedule and the surrounding closes are described as gardens.

- 5.8 The next map which records Ivy Farm is the OS 6" of 1847 (Sheet 59). At that time the farmstead comprised three buildings; the barn already referred to above as the subject of this survey; a rectangular building to the west which had two northern projections and is likely to be a more detailed rendition of the house referred to above; and another almost square building some way to the north which appears to have been on the site of the north end of the shippon building. The unnamed 'T' shaped building to the west has now gone.
- 5.9 On the 1893 25" OS map (Sheet 59.11) the western outrigger to the barn has been substantially widened so that the building now approximates to its modern footprint. The house seems to be in the same position as previously although it is possible that an extension has been added to make the building 'L' shaped. By this time both the shippon and the animal shelters have been constructed. The shippon appears as it is now although the western half of the animal shelters, at 3m wide, is only half the width that it is today.
- 5.10 The next maps available are the 1911 OS 25" (Sheet 59.11) and the 1913 OS 6" (Sheet 59.NE). These maps show that the original house has been demolished although the extension mentioned above is still in situ so this was probably an agricultural building. The current dwelling has now been built slightly to the south site of the original house the site of which must lie between the new house and the shippon. The animal shelters have also now been widened to their current width of 6m. The final maps available for study are the 1932 OS 25" (Sheet 59.11) and the 6" (Sheet 59.NE). These maps show that an outrigger has now been attached to the south wall of the barn and a substantial outbuilding has been added to the west side of the shippon. This has now gone.
- 5.11 Unfortunately the census records of 1841 (LRO HO 107/495), 1851 (LRO HO 107/ 2269), 1861 (LRO RG 9/3146) and 1881 (LRO RG 12/3450) for the Brown Moss Side list neither the individual roads nor farmsteads by name. William Fayer does appear on the 1841 census but not on any others and in the two census returns which do record addresses Ivy Farm is not mentioned.

## **6. PHYSICAL DESCRIPTION**

### **6.1 GENERAL DESCRIPTION**



- 6.1.1 The three agricultural buildings subject to the survey at Ivy Farm comprises a barn a shippon and a row of animal shelters (probably loose boxes and pig sties) all laid out around a yard to the north east of the farmhouse. The barn is on the south side of the yard and is orientated east-west with an outrigger attached to the southern elevation at its easternmost end. The shippon is a long rectangular building orientated north-south and is located to the west of the yard. The animal shelters comprise a low rectangular building located north of the barn.

## 6.2 BARN: GENERAL DESCRIPTION

- 6.2.1 The barn is a two storey range of brick construction although the west elevation is covered in imitation ashlar render. It comprises two elements; an eastern single bay building which juts approximately 1m further forward than the adjoining, slightly narrower but longer, three bay western building. They are divided from each other by a north-south brick wall. There is a double pitched modern profile sheet covered roof supported in the western building by two king post roof trusses running on an east-west orientation and denote the three bays. The trusses support two sets of overlapping and trenched purlins and a pair of ridgepoles. In the eastern building there are three sets of purlins running east-west from wall to wall without any supporting trusses or principal rafters. A single storey outrigger butts against the eastern end of the south elevation of the barn. This has a Welsh slate covered double pitch roof.

## 6.3 BARN; EXTERNAL DESCRIPTION

- 6.3.1 North Elevation (Plate 1) This elevation opens onto the yard and contains the only modern access into the barn although there is also a large blocked doorway in the south elevation of the western building (see para. 6.3.3 below). There are large double openings in both the eastern building and in the east bay of the western building. The former may approximate to the size of an original barn doorway although the latter, which has an RSJ lintel, may be a modern insertion. The north elevation of the eastern building merely comprises the piers on either side of eastern opening although the western pier also returns to meet the wall of the western building (**Plate 2**). The eastern pier is built of reddish machine-cut bricks whereas the western one is largely of orange hand-cut ones. The latter also contains sandstone quoins but there are no corresponding quoins on the other side of the entrance or anywhere else on the building.
- 6.3.2 The bricks of the western building are mainly reddish in colour and machine-cut matching those in the east pier of the eastern structure although the western quarter of the elevation is of more orangy machine-cut bricks (**Plate 3**). However it is clear from the point where the return from the eastern building meets the north elevation of the western building that there was an earlier wall the brickwork of which match that of the eastern building (**Plate 4**). To the west of the entrance to the western structure are four large circular earthenware pipes located at ground floor level. Above these, at half height,

there is a row of four square terracotta ventilation panels. Towards the top of the elevation are the remains of three timber tie beams protruding from the wall. At the extreme west end a gap in the facing bricks suggests the presence of a further one. Within the central bay is a bricked-up window with a stone cill and lintel and at a slightly higher level to the west of this is a further window of similar construction boarded up on the inside. In the west bay is a single doorway with a stone lintel and a timber ledge and batten door. The wall then protrudes very slightly at the point where the brickwork changes colour from red to orange (see above). To the west of this is a window with a stone lintel and cill and a timber three light casement with an upper bottom-hung opening light. The brickwork of the elevation is generally in garden wall bond of three or four stretchers to one header although the projection of the west wall of the eastern structure is in mixed garden bond (i.e. mainly stretchers with the occasional header).

- 6.3.3 East Elevation (Plate 5). This elevation forms the gable end of the building and comprises of yellowy-orange machine cut bricks. There is a blocked window at the centre of the elevation at ground floor level with a stone lintel and brick cill. Directly above this is a wooden pitching doorway with a stone lintel and cill and timber batten doors with wrought iron hinges still in place. This elevation is otherwise featureless.
- 6.3.3 South Elevation (Plate 6). This elevation was covered in ivy and other foliage which made viewing difficult. However from what can be seen the brickwork appears to generally match that of the north elevation. At the western end of this elevation the wall is masked by the later outrigger which is also ivy covered (**Plate 7**). There are a number of blocked openings on this elevation (see **Fig. 3**). At the west end is a window masked by the outrigger (see para 6.4.3 below). To the right of the outrigger at ground floor level is a blocked window with a stone lintel and cill. To the right of this is a large blocked doorway 2m 26cm in width with a wooden lintel. To the right of the doorway is another blocked window at ground floor level with a stone lintel and cill. At this point the south elevation juts out approximately 1m, although the colour and style of brick remains the same. In the remaining section of the south elevation there are a further two blocked ground floor level windows. The first, like all the others has a stone lintel and cill but the eastern one is completely covered with ivy and other foliage and cannot be seen. However, by examining the internal wall it can be seen that this end window was approximately half the size of the others.
- 6.3.4 West Elevation (Plate 7). This elevation forms the gable end of the barn and the western elevation of the outrigger. The gable end of the barn is rendered and scored to give the appearance of ashlar. This continues round to meet the roof of the outrigger. There is a single timber batten door at ground floor level in the gable end and a window with a timber lintel and stone cill at first floor level.

- 6.3.5 Southern Outrigger The outrigger comprises machine cut red/ orange brick. There are two doors on slide mechanisms. There are two wooden doors on slide mechanisms, The north one is of timber battens with a metal plate covering the lower portion and the south one is steel plated. To the south of these is a window with a stone lintel and brick cill. The eastern elevation of the outrigger comprises the same brick as the main barn and hold three windows with stone lintels and brick cills. The gable end is largely ivy covered. A stone trough sits in front of this.

#### 6.4 BARN; INTERNAL DESCRIPTION

- 6.4.1 The interior of the barn comprises two structures divided by a brick wall transverse wall located between the two entrances in the north elevation (see para 6.2.1 above).
- 6.4.2 Eastern Building (Plate 8). This part of the barn is separated from its western counterpart by a partially plastered brick wall. The lower portion of the wall comprises red hand- cut bricks, whilst the upper section bricks appears to be more of an orange colour and more modern than those below. There is an open hatch at 1<sup>st</sup> floor level with a wooden lintel and an identical blocked one directly above it which is cut into by the roof timbers. Below the open hatch there are 4 equally spaced holes that would have contained timber floor joists. The lower section of this wall shows evidence of three, possibly four, stone stalls dividers running on an east-west orientation.
- 6.4.3 The opposite wall - the east one - comprises machine- cut orange brick. There is a blocked window at ground floor level that has a stone lintel and brick cill, and an access hatch with a wooden door directly above. As on the west wall, there is another blocked access hatch above this which is cut into by the ridge pole and four slots that would have contained timber floor joists.
- 6.4.4 The south wall is of orangy red hand- cut bricks. At the east end there is a small blocked window with a timber lintel. Above this are the remains of two stone corbels which would have supported a timber floor.
- 6.4.5 The floor in this area of the barn can be divided into four sections from east to west. The first section is 1m 13cm wide and comprises square stone setts that are typically 17cm by 18cm and which run the whole depth of the building. There is then the remains of a brick wall running parallel that is one brick thick. This is followed by a channel approximately 33cm wide comprising more square stone setts. The floor then gradually slopes upwards towards the west wall and comprises red/ grey square grooved floor tiles that are typically 23cm by 30cm. These are interrupted by the remains of brick stall dividers which run from the west wall down to the drainage channel. Two large rectangular pieces of stone are located on the floor; the first is in the entrance area immediately west of the drainage channel; the second adjoins the central stall divider on its north side.

- 6.4.3 Western Building. The north wall is of reddish machine- cut brick and contains the opening used to enter this section of the barn (**Plate 9**). To the west of the opening are the four circular earthenware pipes, ventilation panels and the windows and doors described on the elevation. The east wall mimics the west wall of the east section in terms of there being an open access hatch and a blocked one above (**Plate 10**). The south wall is built of orangy-red hand cut bricks although there is some newer red machine cut material at the eastern end where there is a blocked window with a stone lintel and cill. The wall then steps in approximately 1m and contains the two further blocked windows and the large blocked door referred to on the south elevation (para. 6.3.3 above). There is a further blocked window at the western end of the barn that is now covered by the southern outrigger (**Plate 11**). The west wall also comprises orangy- red hand cut bricks, but there are covered with plaster in the lower half of the wall. There is a doorway with a window directly above it as described at para.6.3.5 above.
- 6.4.5 Two king post (**Plates 9-11**) trusses run parallel to each other and cross the barn on a north-south orientation. Below these is a timber mezzanine floor which runs from the western wall to the most eastern king post. The floor of this structure can be divided into three areas; the western bay comprises an area of square stone setts, similar to those in the eastern structure, and sloping downwards towards the north and south walls. In the centre there is an east-west channel in which the setts are laid at right angles to those of the surrounding area. The central bay is concreted and the eastern bay is of the same material but is 100mm higher.
- 6.4.4 Outrigger. This is divided into two rooms. The southern room has walls that comprise of painted machine cut bricks, whilst the northern room has just the bare brick. The ceilings comprise of modern boards. Two doors and a window are located on the west wall and three windows are located on the east wall.
- 6.5 SHIPPON
- 6.5.1 External Description The shippon is a narrow elongated north-south orientated single storey building constructed of orange handmade brick. It has a profile sheet covered double pitch roof. The roof the northern 1/3 of the shippon is lower than that of the southern 2/3 and is a later extension although it was probably added not long after the original construction of the shippon as all the brickwork is similar (**Plate 12**). The north and south elevations of this building comprise the gable ends and the current main entrance, which comprises a double timber batten door set back under a timber lintel, is in the south end. To the west of this is a blocked single doorway with a concrete surround, (**Plate 13**). Both gable ends have a small window with a concrete surround at first floor level. The north elevation also has a row of clay ventilation pipes that are 90mm in diameter and are located 950mm apart just below the line of the roof. There are similar rows of these in the east and west elevations.

6.5.2 At the north end of the west elevation is a blocked doorway with a timber lintel. Two apparently blocked apertures to the south of this are now filled with modern machine-cut brick and may represent other windows. There is a further blocked window and doorway, both with stone lintels and a stone cill below the window, in the north part of this elevation and finally a large double opening with no door right at the north end. The east elevation comprises two blocked windows in the north part (**Plate 14**). The southern part of this elevation contains two blocked windows with stone lintels and cills with a blocked single doorway in-between them. There is a large section of modern brick which may be the remains of a blocked doorway at the north end of this part of the elevation (**Plate 15**). Approximately half way along the wall is located a large stone block at ground level that is 64cm tall, 4m wide and 14cm thick.

6.5.3 Internal Description (**Plate 16**). All of the walls are covered in grey plaster. The ventilation pipes are visible just below the wallplate. The east wall is stepped in 300mm for some 12m from the north end. The southern 2/3s of the building has four king post roof trusses but most of the tie beams are missing and only the 3<sup>rd</sup> one is complete. In the northern part there are two RSJs. The southerly one supports a brick dwarf wall which supports the principal rafters whilst the northern one acts as a tie beam. The floor is covered in grey concrete but two rows of red bricks 10.7m in length and 1.63m in width lead in from the south elevation down the centre of the shippon. The west row lines up with the inside edge of the blocked doorway in the south elevation suggesting that a similar doorway would have existed on the east side of the south elevation rather than the current large double door. It appears that they marked the inside edges of access passages for cattle and that there would have been a central line of boskins where they were tethered nose to nose.

## 6.6 ANIMAL SHELTERS.

6.6.1 General Description (**Plate 17**). This range comprises a rectangular shaped single storey building constructed with orange-red handmade bricks and orientated east west. It contained five separate cells all of which appear to have been used to house various animals. There are two phases of construction; the first involved the two easternmost cells which were built between 1847 and 1893 and a later extension to the west that was constructed between 1893 and 1911. Most of the south elevation of the 1<sup>st</sup> phase has collapsed and there is no roof. The 2<sup>nd</sup> phase has a double pitched roof with a profile metal covering.

6.6.2 External Description The south elevation faces onto the farmyard and is characterised by the five entrances to the various cells located within the building. The walls that comprise the two eastern cells (cells 4&5), which were built before 1893, are in various stages of decay thus the doorways are missing and there is no roof (**Plate 18**). In this section the bricks are orange-red handmade ones that are 9" long, 3" tall and 4 1/2" wide - the same as those in the east elevation. The three western cells (1-3), which were built after 1893,

each have full-height ledge and batten doors with wrought iron hinges and latches. The brickwork in this part are orange-red handmade ones that are 9" long, 3" tall and 4 ½" wide-the same as the bricks are orange-red handmade ones that are 9" long, 3" tall and 4 ½" wide -the same as those in the west elevation. The east and west elevations form the gable ends of the building. ¾ of the way up the east elevation are ventilation holes formed in the brickwork in the shape of a diamond.. The brickwork of both of these gable ends is slightly different; the bricks in the east gable whereas the bricks in the west gable are red handmade bricks that are 8 ½ " long, 2 ½ " wide and 4 1/4 " thick. The brickwork of the north elevation comprises the same two types as on the south with a break between cells 3 &4. Towards the west end between cells 1 & 2 is a pier 1 brick length in thickness and 1.85m tall and 480mm wide. Immediately to the east of this (in the wall of cell 2) is a small square hole 240mm wide and 150mm tall is cut into the wall. A further small window with the same dimensions exists to the east of this in the wall of cell 3.

- 6.6.3 Internal Description Cell 1 (Plate 19). This is located at the western end of the building and is accessed via a full-height ledge and batten door with wrought iron hinges and latch. The walls comprise painted brick covered in grey render in places. There are the remains of a metal ring on the north wall and a steel stanchion on the west wall. In the east wall is an open hatch with a wooden lintel and cill about 1.5m above floor level. The floor can be divided into two areas; the north area comprises concrete that is 60mm higher than the rest of the floor. There is a concrete plinth, 360mm wide and 110mm deep running along the west wall until it meets the steel stanchion. To the south of the concrete the floor comprises stone setts. A 950mm wide access track runs north from the doorway and to the west of this is a depressed area which was which was probably a drainage channel. Beyond that is a slightly raised line of setts and then the main floor area which was probably a standing area for beasts and which comprises setts overlain with concrete.
- 6.6.4 Internal Description Cell 2 (Plate 20) The walls of this cell are bare brick whilst the floor is concrete. In the north wall there is a small opening and in the east and west walls are opposing open hatches identical to that described in Cell 1. In the southwest corner is a small concrete trough 500mm by 770mm. Running across this room is a timber mezzanine floor with 13 floor joists located directly below the access hatches in the east and west walls.
- 6.6.5 Internal Description Cell 3 The walls comprise are bare brick and the floor is concrete. The top section of the west wall is missing but it is still possible to see the outline of the access hatch. There is also a small access hatch located in the north wall as in cell 2. In the east wall it is possible to see the roof and wall lines of the original smaller building that jutted out from the larger building on the 1893 map but had been enveloped in the current building by 1911(**Plate 21**). In the southeast corner is a small concrete trough 350mm by 700mm. There is no mezzanine floor currently although there are

corresponding holes in the brick walls that would have contained the wooden floor joists.

- 6.6.6 Internal Description Cells 4 and 5 (Plates 18 & 22). These are located at the eastern end of the building. The walls comprise the same brick as described in the external elevations with the floor appearing to be covered in concrete. In the east wall of Cell 5 is the diamond shaped ventilation grille described in the gable end at para. 6.6.2 above. There is no roof in situ although the remains of the roof timbers can be seen in cell 5. Both cells contain a concrete trough that runs the full length of their east walls at ground level. They are 400mm wide and rise 220mm above the ground. They each hold half an earthenware pipe.
- 6.6.7 Interpretation. The two eastern cells, which were the first to be built, contain long troughs at ground level. It seems likely they housed a number of smaller animals and pigs seem most likely although there is no indication of any exercise pens in the yard outside. It appears that there were timber mezzanine floors (now gone) and the presence of diamond shaped ventilation grilles suggests the storage of hay in which case cattle may have been a possibility. Of the other three cells, which were added later, cells 2&3 seem only likely to have held a single animal so looseboxes for horses seems the most likely possibility. Finally cell 1 which its varied floor surfaces seems most likely to have been stalls for a couple of cattle.

## 7. ANALYSIS AND HISTORICAL CONTEXT

- 7.1 It is apparent from the tithe map and schedule that, in 1840, Ivy Farm comprised a holding of some 41 acres which included a house (somewhat to the north of the present one) and a farm building (probably a barn) on the site of the eastern building within the current barn range. Judging from the hand-cut nature of much of the brickwork in the existing eastern building it seems likely that this incorporates that earlier structure although there are a number of obvious subsequent alterations such as the east wall which has been completely rebuilt. The tithe schedule for the land at Ivy Farm breaks down into approximately 15 acres of both arable and pasture and 11 acres of meadow so the original barn could therefore have been used for either storing and threshing grain or storing hay. However there is also evidence on the floor of this structure of stall dividers and the walls contain holes which no doubt formerly housed the floor joists for a first floor. Although there is no evidence that there was a set of opposing doors, normally associated with a threshing barn, and the latter cannot be ruled out completely, the available evidence points to the use of this building as a cowhouse or shippon with a loft over for storage of hay. Although purpose built hay barns with good ventilation were recommended from the end of the 18<sup>th</sup> century it was not until the 1860s that became common and replaced the traditional loft storage methods (Brunskill 1987, 101-102). Therefore the farmstead as whole is most likely to have resembled Brunskill's' type H layout, i.e. a farmhouse and combination farm building, suited to small scale farming (Brunskill 1987, 104&113).

- 7.2 Little seems to have changed between 1840 and 1847 when the 1<sup>st</sup> edition OS 6" map appeared. Although by the latter date a fairly slim western extension to the barn had been widened substantially (the evidence for this new western phase is to be found in the brickwork where the return from the eastern building joins the north elevation of the western building (**Plate 4**)). However between the 1847 and 1893, when the next large scale OS map appeared, the barn range was extended further westwards incorporating that earlier projection. This phase is denoted by the harder reddish brick now in use (**Plates 4 & 8**). It is apparent from the large number of windows and doorways in this barn extension that it was not built as either a threshing or hay barn, both of which lack such features. Its most likely original use would have been as another shippon and there is evidence for this in what may have been a central feeding passage at its western end (para 6.4.5 above). It seems equally likely that at this time the original east barn building was converted into a hay barn by the removal of most of the north wall and the punctuation of the east and west walls with pitching holes at first floor level. The outrigger at the west end was added between 1911 and 1932 (see maps).
- 7.3 By 1893 both the shippon and the eastern animal shelters had also been constructed. These additions had the crucial effect of re-orientating the farmyard to a location amongst these buildings rather than being located between the house and the barn as previously. By 1913 this transformation was completed when the farmhouse was relocated southwards and further away from the farm buildings. The layout of the farmstead now equated with Brunskill's 'detached' typology whereby the farmer is now trying to place some distance between his home and his workplace. However by having the backdoor looking towards the farm buildings the farmer could at least keep something of an eye on the farm and is not showing complete disdain for the buildings that provide his livelihood (Brunskill 1987, 106). Finally at some later stage the large doorway in the south elevation of the western barn building was blocked and a large hole pierced in the east end of the north elevation to provide new access. It is possible that this was to convert the shippon either to an shelter shed for beasts (Brunskill 1987, 70) or for some other use.
- 7.4 The animal shelters were also constructed over two phases. In the original pre-1893 layout cells 4 and 5 would have been how they currently stand whilst cells 1, 2 and 3 were half their width. The latter were extended southwards between 1893 and 1911 (see maps). Physical evidence of this can be seen in the east wall of room three where the original depth of the room, the roof truss and a pitching hole can be seen set within the current wall. From their size and the location of a concrete trough running along the eastern wall of both cells it appears likely that cells 4 and 5 were used to hold pigs. However there is no evidence of the small open yard normally associated with this use (Brunskill 1982: 75). The housing of calves is therefore another possibility. Cells 1, 2 and 3 are much narrower than cells 4 & 5 and the tall entrance doors suggest a different use. The layout of cell 1 suggests that it was used as cow stalls or as two loose boxes with a hay loft over. Both cells 1 & 2 have haylofts over and the physical evidence strongly suggests that there once was



one in cell 3 also. It is likely that cells 2 and 3 were also used for the housing of horses or cattle.

## **8. CONCLUSION**

- 8.1 The agricultural buildings at Ivy Farm are a good illustration of how changes in farming practises in the mid to late 19<sup>th</sup> century were reflected in the development of the buildings of the farmstead. Initially the latter was centred on the old farmyard located to the south of the barn, which linked it to the original farmhouse. It is likely that at some stage a building on the farm was used for the processing of grains although the physical evidence is for usage as cowhouses, or shippens with haylofts over. However by the end of the 19<sup>th</sup> century, with the construction of additional shippens and the apparent alterations to the internal usage of the eastern barn to provide additional hay storage, pastoral farming appears to have completely taken over from arable. During the same period the farmer also took the opportunity to distance his family life somewhat from his working life by relocating the farmhouse farther away from the farm buildings which were now ranged around an enclosed farmyard.

## **9. ARCHIVE**

- 9.1 The archive resulting from the building recording will be deposited with the Lancashire County Record Office in a format to be agreed with the Archives Officer and within a timescale to be agreed with the Specialist Archaeological Advisor or the Planning Officer (Archaeology).
- 9.2 The site archive shall be prepared and stored according to the UKIC *Guidelines for the preparation of excavation archives for long term- storage* (1990) and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections* (1992) 'Standards for the preparation and transfer of archaeological archives'.
- 9.3 A copy of this report will be supplied to the Lancashire Historic Environment Record in Adobe Acrobat 'pdf.' format on CD-ROM on the understanding that it will become a public document after an appropriate period (six months after completion of the field work unless another date is agreed). A copy of the report will also be supplied to the Local Planning Authority responsible for the planning decision.
- 9.4 The archaeological contractor will complete the *Online Access to Index of Archaeological Investigations* (OASIS) form. Once a report has become a public document by submission into the *Lancashire Historic Environment Record* (HER) LCCAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision

and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

## **10. COPYRIGHT**

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

## **11 BIBLIOGRAPHY**

### **Abbreviations**

HLP Harris Library, Preston  
LCC Lancashire County Council  
LRO Lancashire Record Office  
OS Ordnance Survey

### **Maps**

OS, 1847, 1:10560 Scale *Lancashire Sheet 59*, Southampton  
OS, 1893, 1:2500 Scale *Lancashire Sheet 59.11*, Southampton  
OS, 1911, 1:2500 Scale *Lancashire Sheet 59.11*, Southampton  
OS, 1913, 1:10560 Scale *Lancashire Sheet 59 NE*, Southampton  
OS, 1932, 1:2500 Scale *Lancashire Sheet 59.11*, Southampton  
OS, 1932, 1:10560 Scale *Lancashire Sheet 59 NE*, Southampton

### **Unpublished Sources**

Baines Manuscript Collection 1835 *Lancashire Parish Surveys Vol. 6* (HLP BA1 B68)  
Borough of Lytham Saint Anne's 1992 Souvenir Charter Day (LRO LP561/BOR)  
Estate Map of Westby and Plumpton and Little Marton (LRO DDCL Box 6/13)  
Family Deeds Relating to Westby with Plumpton (LRO DDX 811/10)  
Fylde Water Acts and Orders 1897-1910 (LRO LQ31/GRE)  
Press Cuttings Relating to Westby and Plumpton (LRO 376/9/P68)  
Survey of Westby and Plumpton 1791 (LRO DDCL) *Too fragile to take out of storage*  
Tithe Map and Schedule of Westby and Plumpton 1840 (LRO DRB 1/198)  
Westby Estate Act 1731 (LRO DDX/23)

### **Census Returns**

1841 Census (LRO HO 107/495)  
1851 Census (LRO HO 107/2269)  
1861 Census (LRO RG 9/3146)  
1871 Census (LRO RG 10/4220)  
1891 Census (LRO RG 12/3450)  
1901 Census (LRO RG 13/3964)

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# **APPENDIX 1: PROJECT SPECIFICATION**

## **SPECIFICATION FOR ARCHAEOLOGICAL BUILDING RECORDING**

**Site Name:** Ivy Farm Barns, Lytham Road, Moss Side, Lytham St Annes

**Planning application number:** 5/07/00531/FUL

**Grid Reference:** SD 3742 3044

### 1.1 Summary

Planning permission (5/07/00531/FUL) has been granted Fylde Borough Council for the conversion of 3 agricultural buildings to 7 holiday dwellings at Ivy Farm, Lytham Road, Moss Side, Lytham St Annes.

Because of the impact on the historic interest of the building, Lancashire County Archaeology Service (LCAS) has recommended that the barn be recorded before conversion. The recording is a condition of the planning permission.

This recommendation follows the advice given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15) and *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the DoE.

## **1. Purpose of recording**

1.1 Building recording is required to comply with a condition attached to the planning permission. The alterations will lead to the loss of significant historic fabric relating to the buildings' former agricultural use. A permanent record of the building is therefore required.

## **2. Description of proposal**

2.1 The current proposals are a resubmission of an earlier planning application (5/03/00828/FUL), and will require the insertion of new openings and modification of existing ones, the insertion of rooflights as well as changes to the internal arrangement of all three buildings.

## **3. Archaeological/Historical interest**

3.1 The 1<sup>st</sup> edition Ordnance Survey, 1:10560 map, surveyed in 1844 (Lancashire Sheet 59) shows Ivy Farm as two buildings, one in the same location and to the same scale as the building shown as barn on the proposed

site plan, whilst the shippon and stables have appeared by the time of the OS 1<sup>st</sup> Edition 1:2500, surveyed in 1891 (Lancashire Sheet LIX.11). The buildings appear to have undergone various changes in function through their working lives, as evidenced by a number of blocked or altered doorways. The buildings should be considered as being of some historic interest showing the development of a farm, dating to the first half of the 19<sup>th</sup> century or earlier and expanding and changing during the later 19<sup>th</sup> and earlier 20<sup>th</sup> century. The proposed conversions will have a significant impact on the historic character and appearance of the buildings and will result in the loss of some historic fabric.

3.2 Farm buildings are of great historical importance. They record, by the siting of the farmstead, the pattern of rural settlement and the making of the historic landscape. They record the historic farming systems and methods of the area and they show the vernacular or traditional building materials and methods of their locality. Conversion and dereliction are steadily eroding the numbers of functional historical farm buildings in the county.

#### 4. Documentary research

4.1 Prior to the commencement of work on site, the archaeological contractor should undertake a rapid map-regression exercise. As a minimum, all historic Ordnance Survey maps should be examined. If available, other historic cartographic sources should also be examined. Census returns should also be examined for information concerning former owners/tenants.

### 5. Personnel

5.1 The work shall be carried out by appropriately qualified and experienced staff. Details of staff and their relevant experience should be discussed and agreed with the monitor prior to the work being carried out.

### 6. Photographic Recording

6.1 A general and detailed photographic record is to be made of the barn.

6.2 General photographs of the interior, exterior and setting of the building is required.

6.3 Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.

6.4 The building's relationship to its setting, to other buildings, or to a significant viewpoint.

6.5 Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) may be recorded by means of a single representative illustration. **N.B.** Detail photographs must be taken at medium-to-close range and be framed in such a way as to ensure that the element being photographed clearly constitutes the principal feature of the photograph.

6.6 For the purposes of the report, high quality digital images are acceptable.

6.7 Archive photographs can be taken with a 35mm camera (a Medium or Large Format camera can also be used). All record photographs to be black and white, using conventional silver-based film only, such as Ilford FP4 or HP5, or Delta 400 Pro (a recent replacement for HP5 in certain film sizes such as 220). Dye-based (chromogenic) films such as Ilford XP2 and Kodak T40CN are unacceptable due to poor archiving qualities. Digital photography is unacceptable due to unproven archiving qualities. This basic photographic record is to be supplemented by colour slide photography where colour is an aspect that needs to be recorded. All detailed photographs must contain a graduated photographic scale (measuring tapes and surveying staffs are not considered to be acceptable scales in this context). A 2-metre ranging-rod, discretely positioned, should be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure.

6.8 A photographic register detailing (as a minimum) location and direction of each shot must be completed. The position and direction of each photograph is also to be noted on a copy of the building/site plan.

## **7. Drawn Record**

7.1 A scale plan (1:50 or 1:100) of the ground floor of the building to be affected is to be made. Existing plans (e.g. plans submitted with a planning application) may be used as the basis for the drawn record; it is the responsibility of the archaeological contractor to ensure that any existing drawings used are accurate, if not, to make any necessary adjustments or corrections. The drawn record is to show all features of interest that have been recorded photographically, as well as to show any other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.

7.2. Drawings (to scale or fully dimensioned) recording the form and location of other significant structural details (e.g. timber or metal framing, roofs).

7.3. A section to illustrate the vertical relationships within a building (e.g., ceiling heights; differing floor heights; roof trusses).

7.4 Construction techniques and sequences should be appropriately illustrated and described, if visible. Typical features of interest may include tool marks left over from the preparation of structural timbers, joints, peg-holes, carpenters' marks, etc.

7.5 The archaeologist on site should also identify and note:

- any significant changes in construction material – this is intended to include significant changes in stone/brick type and size
- any blocked, altered or introduced openings
- evidence for phasing, and for historical additions or alterations to the building

7.6 Drawing conventions should conform to English Heritage guidelines as laid out in *Understanding Historic Buildings: A guide to good practice* (English Heritage 2006).

## **8. Health and Safety**

8.1 The archaeologist on site will operate with due regard to health and safety regulations.

## **9. Monitoring**

9.1 Lancashire County Archaeology Service may undertake monitoring for its own quality control purposes. A minimum of one weeks notice of the commencement of fieldwork must be given by the archaeological contractor to the monitor, in order that arrangements can be made.

## **10. Post-Recording Work and Report Preparation**

10.1 Record photographs should be printed at a minimum of 5" x 7". Bracketed shots of identical viewpoints need not be reproduced, but all viewpoints must be represented within the report.

10.2 A fully indexed archive is to be compiled consisting of all primary written documents, plans, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographer's name; name and address of feature/building; national grid reference. Printed adhesive labels are also acceptable. Photographic prints should be mounted in appropriate archival stable sleeves.

10.3 A short written report should be produced detailing who undertook the recording, when the work was done, where the structure/building is located, what recording was undertaken and why the work was required. The report should also include details of the alterations/demolition to be undertaken and an assessment of the importance of the feature/building to be affected. A discussion of the construction sequence of the building should also be included.

10.4 The report illustrations should include as a minimum: a location map at not less than 1:2500; a site plan at not less than 1:500 with the building(s) being recorded clearly marked; photographs used to illustrate key points and a complete set of site drawings, at an appropriate scale, executed to publication standard. Extracts from all historic maps studied during the map analysis stage (section 4.) are also to be included within the report with the building/buildings of interest clearly visible, where they aid interpretation of the development of the building(s). All copyright and Licence agreement numbers should be included where necessary. The photographic record plan and register must also be included.

10.5 A copy of this specification should be bound into the back of the report.

## **11. Deposition of archive**

11.1 The archive resulting from building recording will be deposited with the Lancashire Records Office, in a format to be agreed with the County Records Officer, and within a timetable to be agreed with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology). A summary record of the building with appropriate illustrations will be deposited with the Lancashire Historic Environment Record (HER) and with the National Monuments Record in Swindon. This should be provided as an Adobe Acrobat 'pdf' on CD-ROM.

11.2 The site archive shall be conserved and stored according to the *UKIC Guidelines for the preparation of excavation archives for long-term storage (1990)* and the Museum and Galleries Commission *Standards in the Museum Care of Archaeological collections (1992)* 'Standards for the preparation and transfer of archaeological archives'.

11.3 Copies of the report will be supplied to the Lancashire HER, within 12 weeks of the completion of the on-site recording, on the understanding that it will become a public document after an appropriate period (a maximum of 6 months after the completion of the fieldwork unless another date is agreed in writing with the Specialist Advisor (Archaeology) or Planning Officer (Archaeology)). A copy of the report will be supplied to the Local Planning Authority responsible for the planning decision.



11.4 Archaeological contractors must complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. Contractors are advised to contact Lancashire HER prior to completing the form. Once a report has become a public document by submission to or incorporation into the HER, Lancashire HER may place the information on a web-site. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the case officer (Ken Davies) at Lancashire HER.

## **12. Technical queries**

### **1.1.1**

12.1 Prior to the commencement of *any work*, the archaeological contractor should confirm in writing adherence to this specification, or state (with reasons) any proposals to vary the specification. Should the contractor wish to vary the specification, then written confirmation of the agreement of LCAS to any variations is required prior to work commencing. The archaeologist carrying out the recording should be appropriately qualified and experienced.

12.2 Any technical queries arising from the specification detailed above, should be addressed to LCAS without delay at Lancashire County Council, Environment Directorate, Guild House, Cross Street, Preston, PR1 8RD, Tel. 01772 531734. Fax 01772 533423. E-mail: [Douglas.moir@lancashire.gov.uk](mailto:Douglas.moir@lancashire.gov.uk)

## **13. Valid period of specification**

13.1 This specification is valid for a period of one year from date of issue. After that time it may need to be revised to take into account new discoveries, changes in policy or the introduction of new working practices or techniques.

Doug Moir  
Planning Officer (Archaeology)  
Lancashire County Archaeology Service

## **APPENDIX 2: FIGURES**

**Fig. 1: Location Map: 1:2500 scale**

**Fig. 2: Site Plan 1:500 scale**

**Fig. 3: Barn Ground Floor Plan**

**Fig. 4: Barn Section A-A1**

**Fig. 5: Barn Section B-B1**

**Fig. 6: Shippon Floor Plan**

**Fig. 7: Shippon Section A-A1**

**Fig. 8: Animal Shelters Floor Plan**

**Fig. 9: Animal Shelters Section A-A1**

**Fig. 10: Photographic Register**

**Fig. 11: Barn Photograph Location Plan**

**Fig. 12: Shippon Photograph Location Plan**

**Fig. 13: Animal Shelters Photograph Location Plan**

**Fig. 14: Tithe Map of 1840 (LRO DRB 1/98)**

**Fig. 15: Tithe Schedule (LRO DRB 1/98)**

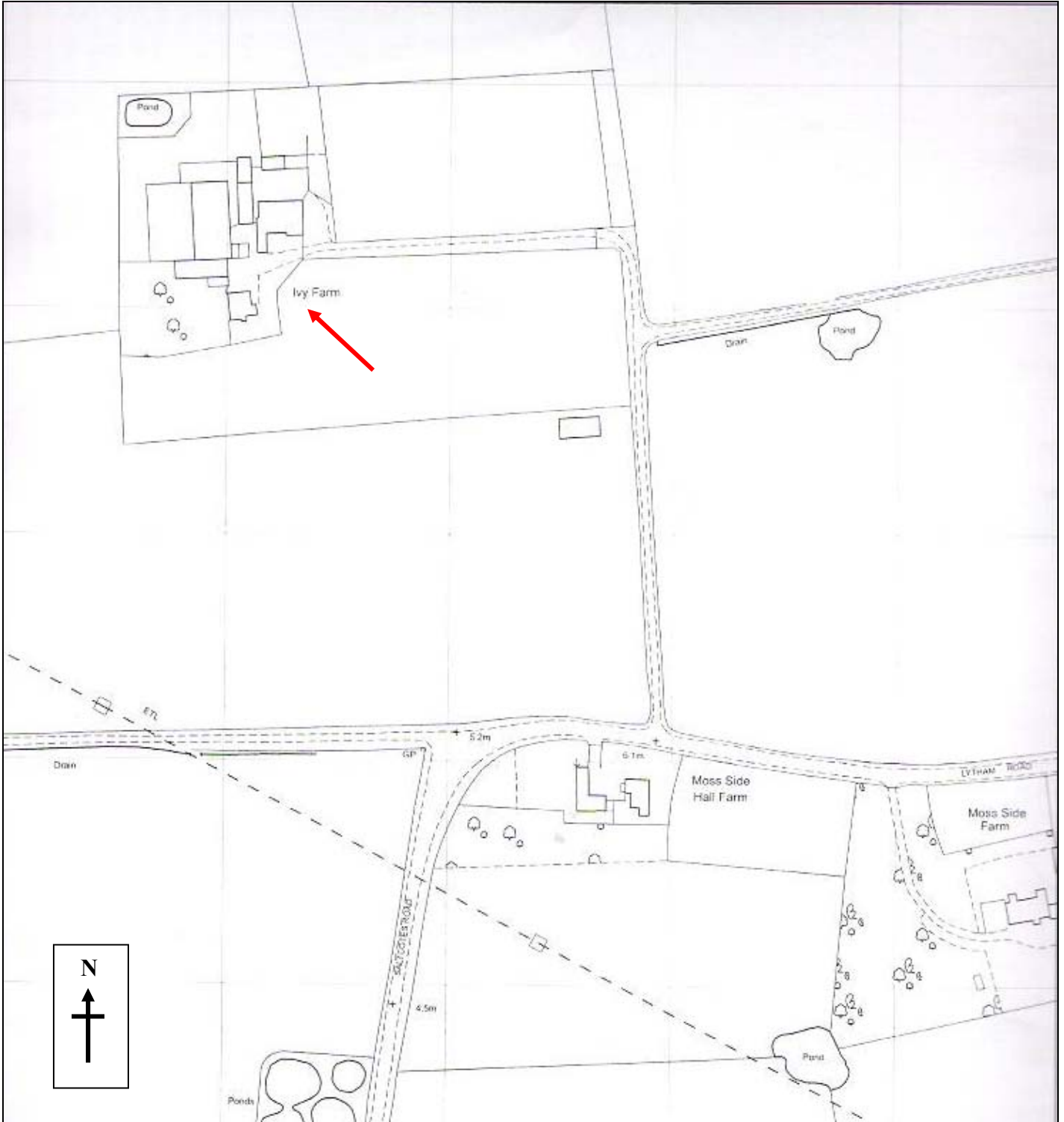
**Fig. 16: OS 1<sup>st</sup> Edition 6" Lancashire Sheet 59 (1847)**

**Fig. 17: OS 1<sup>st</sup> Edition 25" Lancashire Sheet 59.11 (1893)**

**Fig. 18: OS 2<sup>nd</sup> Edition 6" Lancashire Sheet 59 NE (1913)**

**Fig. 19: OS 3rd Edition 25" Lancashire Sheet 59.11 (1932)**

An Archaeological Building Survey at  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes



Reproduced using OS, 2010, 1:2500 Scale *Sheet SD 3343*, Southampton  
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All rights reserved. Licence number 00043600

**FIG.1: LOCATION PLAN**

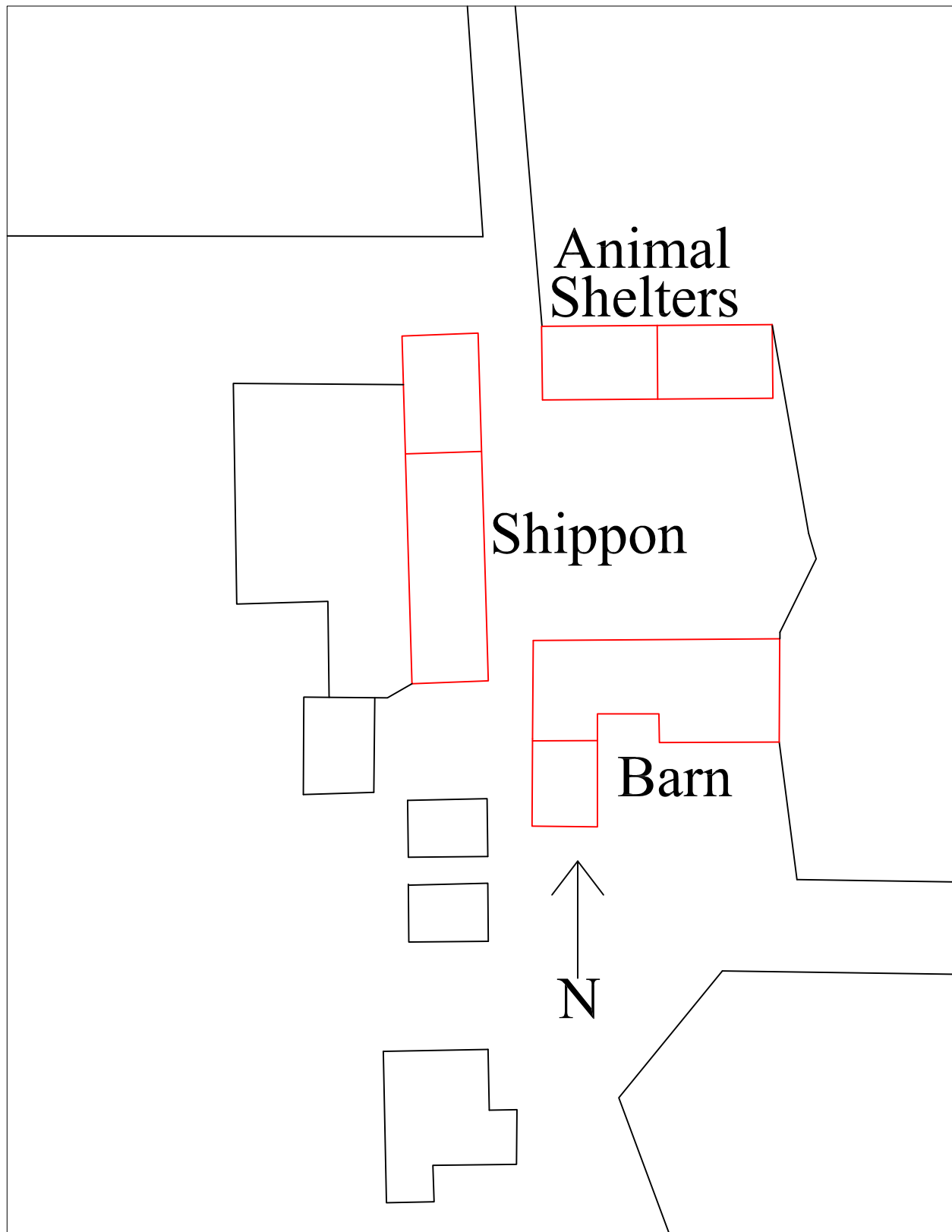


Fig. 2: Site Plan Reproduced at 1:500 scale Using OA Sheet 59 NE, 1:10560 Scale, 1932 with Permission of the Controller of her Majesty's Stationary Office. Crown Copyright. All rights Reserved Licence Number 00043600

*An Archaeological Building Survey at  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes*

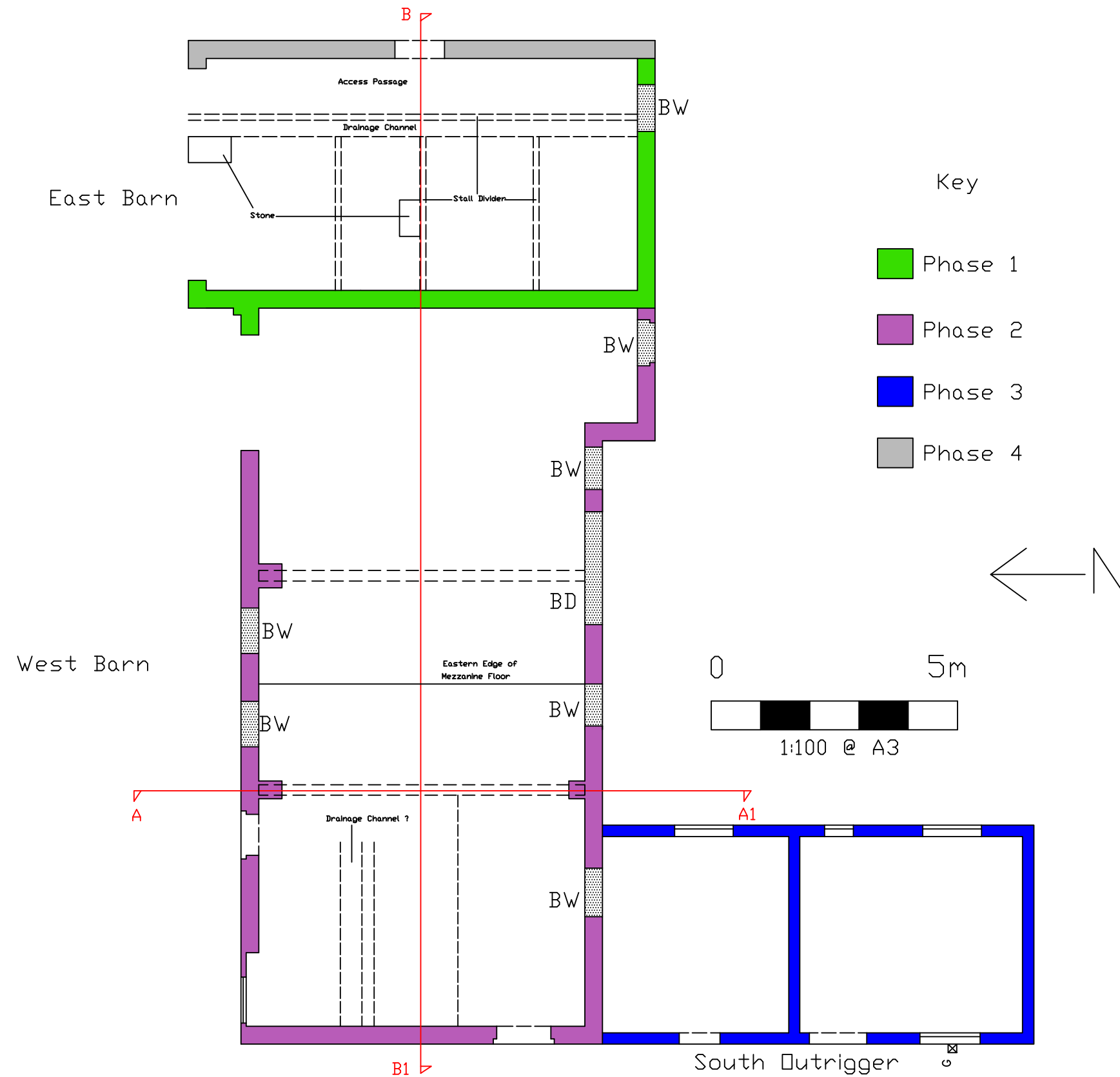


Fig. 3: Barn Ground Floor Plan

An Archaeological Building Survey of  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes

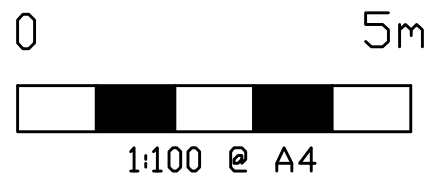
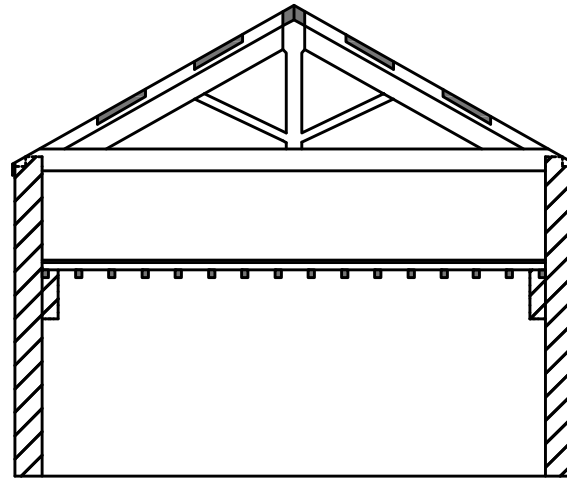


Fig. 4: Barn Section A-A1

*J.M Trippier Archaeological & Surveying Consultancy: January 2010*

n Archaeological Building Survey a  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes

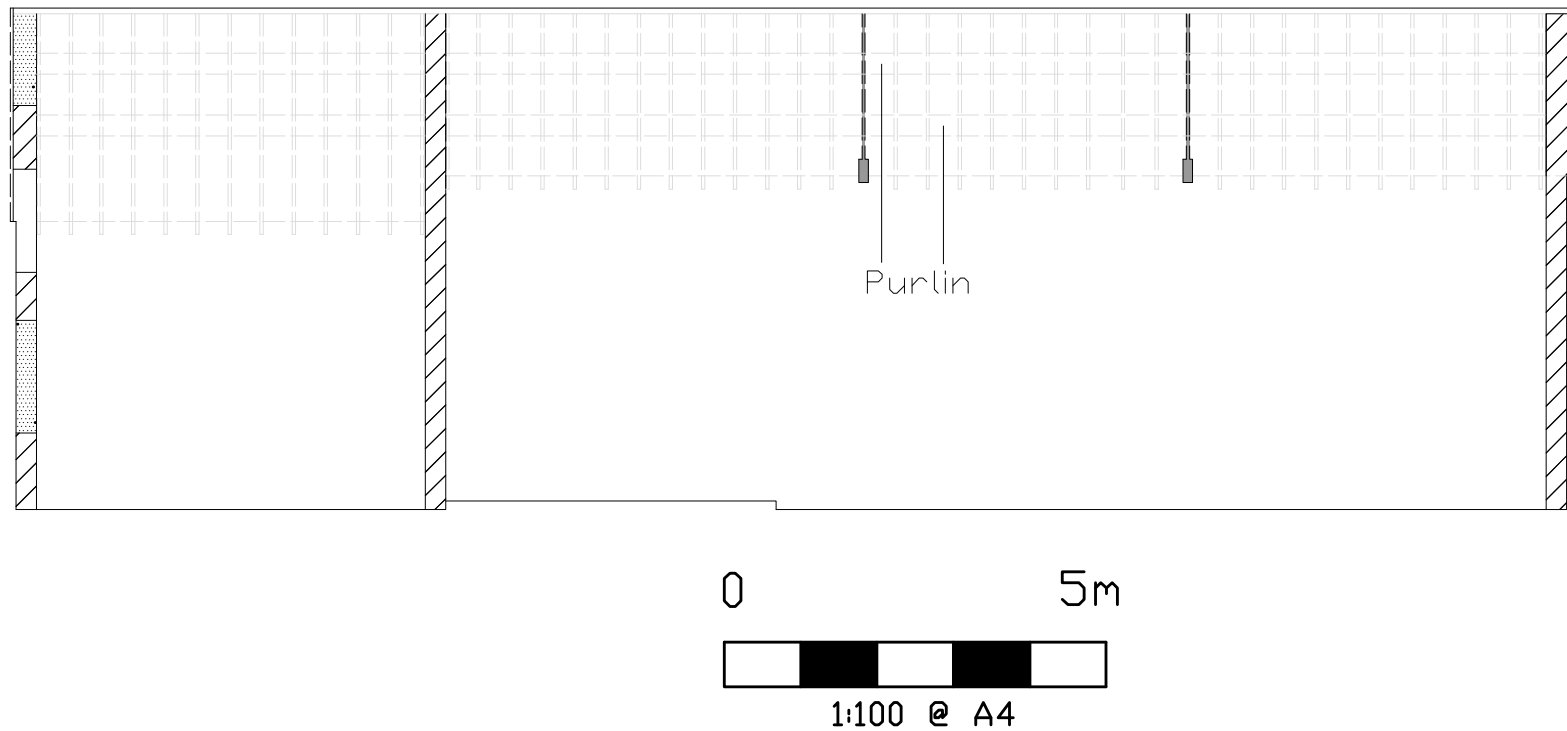


Fig. 5: Barn Section B-B1

*J.M Trippier Archaeological & Surveying Consultancy: January 2010*

*An Archaeological Building Survey at  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes*

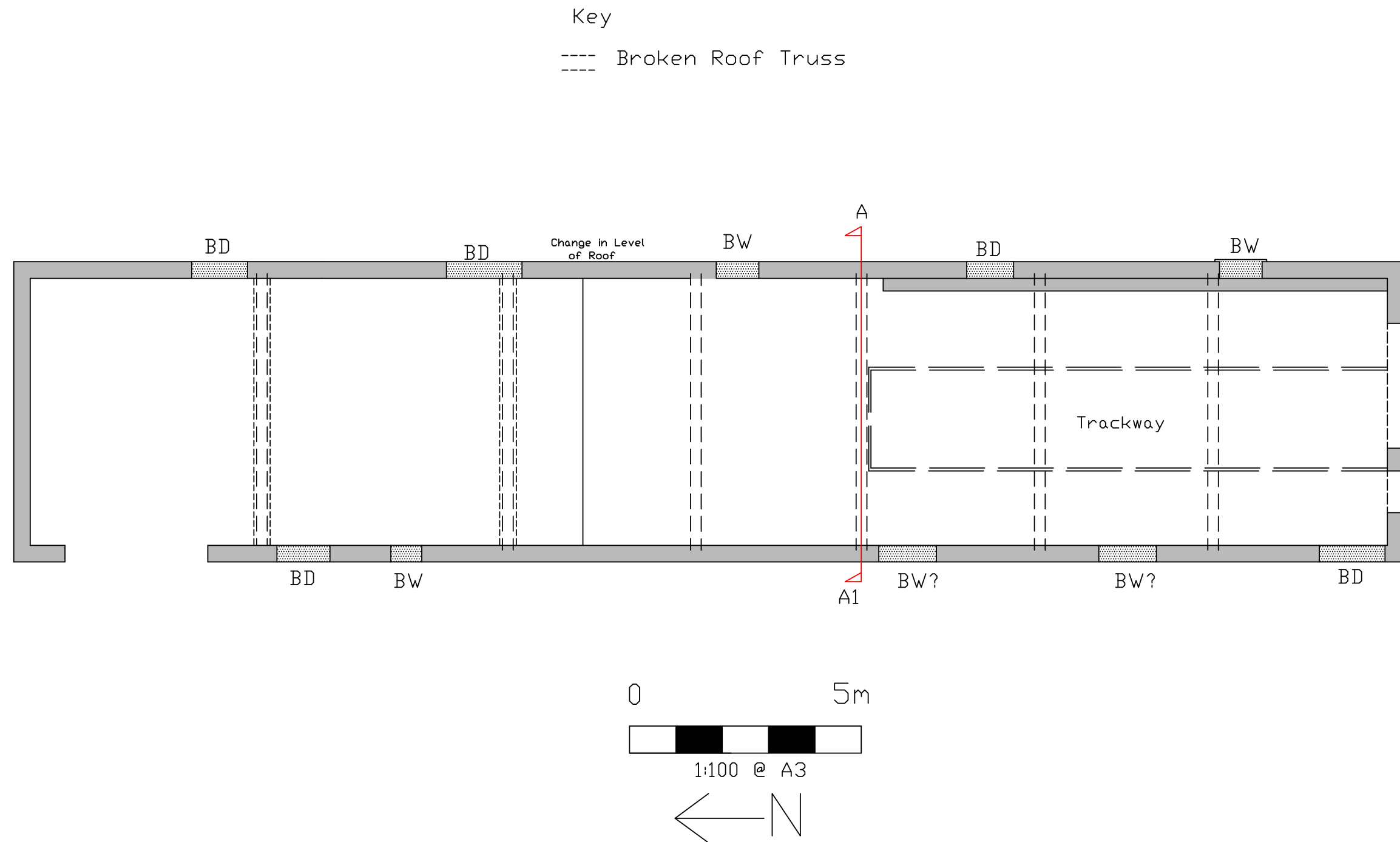


Fig. 6: Shippon Floor Plan



n Archaeolo ical Buildin Surve a  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes

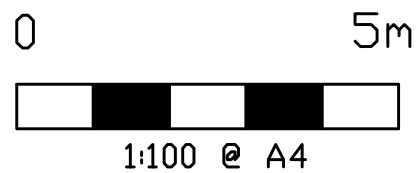
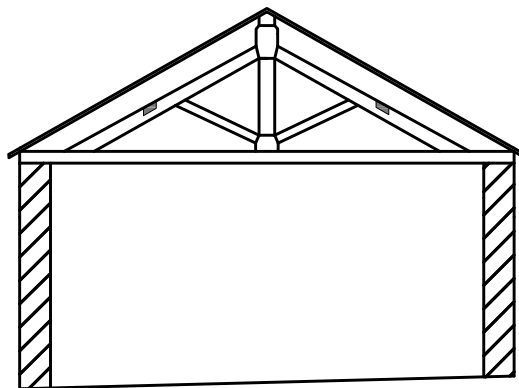


Fig. 7: Shippon Section A-A1

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*An Archaeological Building Survey at  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes*

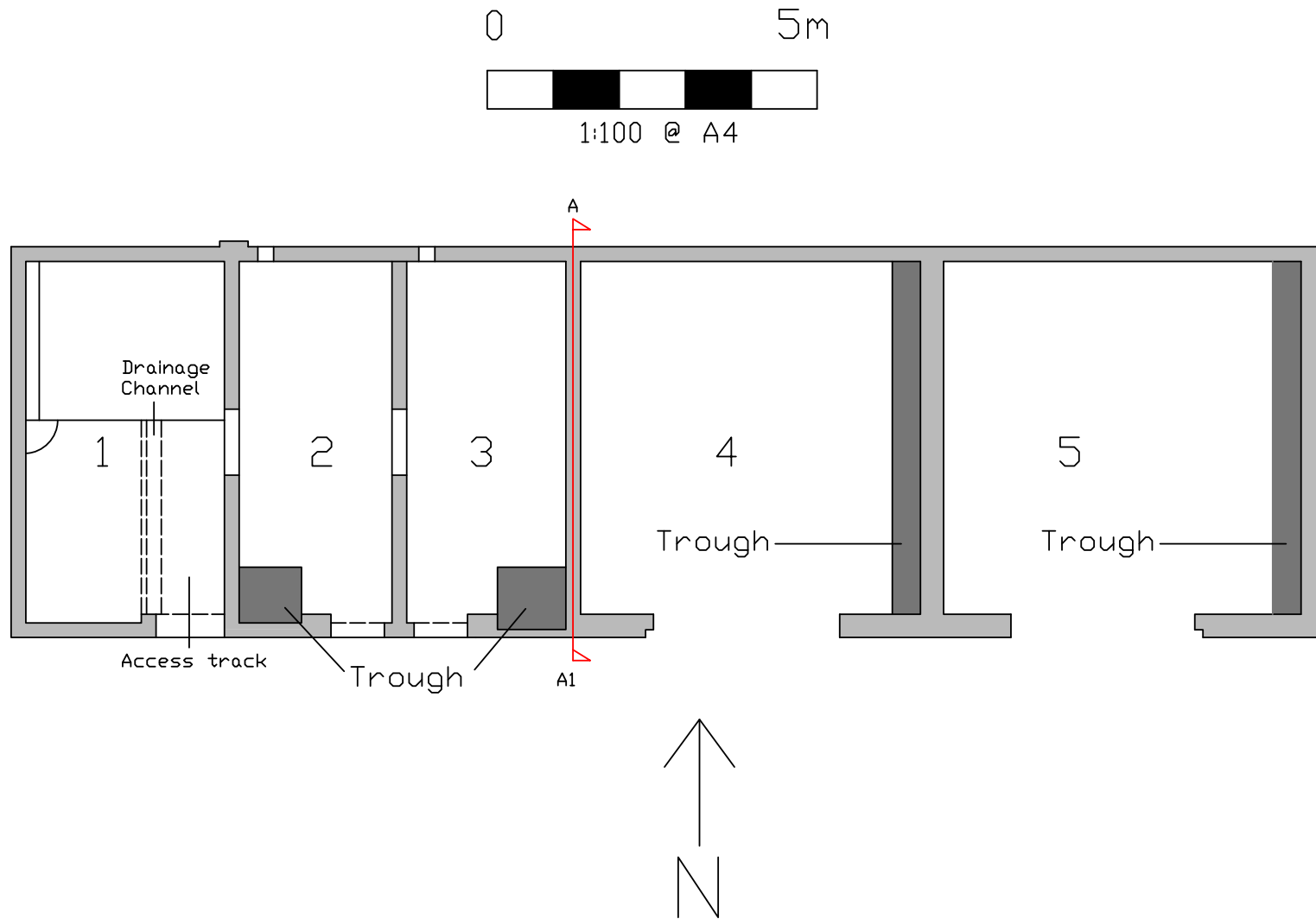


Fig. 8: Animal Shelters Floor Plan

*J.M Trippier Archaeological & Surveying Consultancy: January 2010*

An Archaeological Building Survey at  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes

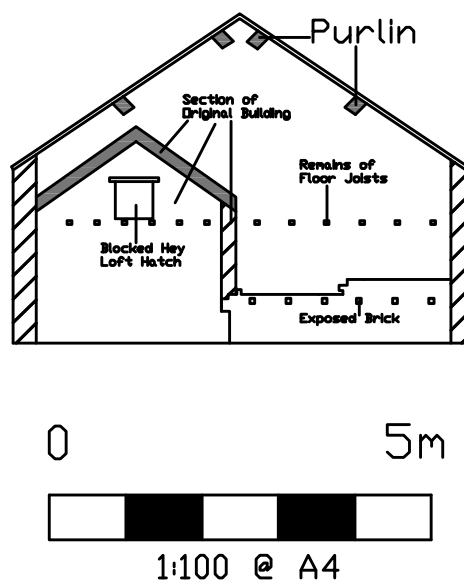


Fig. 9: Animal Shelters Section A-A1

*J.M Trippier Archaeological & Surveying Consultancy: January 2010*

**Fig. 10; PHOTOGRAPHIC REGISTER**

<b>Monochrome Film No/Frame</b>	<b>Plate No:</b>	<b>Digital Jpegs</b>	<b>Description</b>	<b>Shot Towards</b>
1/7	FC	001	View of farmstead from gates to east	W
1/8	5	002	East elevation of barn	W
1/9	1	003	North elevation of barn	S
1/10	12	004	North elevation of shippon	SW
1/11	14	005	South end of east elevation of shippon	SW
1/12	15	006	North end of east elevation of shippon	NW
1/13	17	007	South elevation of animal shelters	NE
1/14	2	008	Cart doors in north elevation of barn	SE
1/15 & 1/22	4	009	Detail of Cart doors in north elevation of barn	E
1/16	3	010	West end of north elevation of barn	SW
1/17	6	011	South elevation of barn	NW
1/18	10	012	South elevation of shippon and south extension to barn	N
1/19	7	013	West elevation of barn and south extension	NE
1/20	13	014	South elevation of shippon	N
1/37	9	015	King-post roof truss in barn	NE
1/21	10	016	King-post roof truss and east wall of barn	E
1/38	11	017	Interior of barn looking west	W
	18	018	East end of south elevation of animal shelters	N
1/39	22	019	East cell of animal shelters	N
	8	020	Hay store in former shippon	SW
1/40		021	Hay store in former shippon	SW
1/41	16	022	Interior of shippon	N
		023	Trough in south-east corner of central animal shelter	SE
	21	024	Wall with former roof line in central cell of animal shelters	NE
	20	025	Next to west cell in animal shelters	N
1/42	19	026	West cell in animal shelters	NW

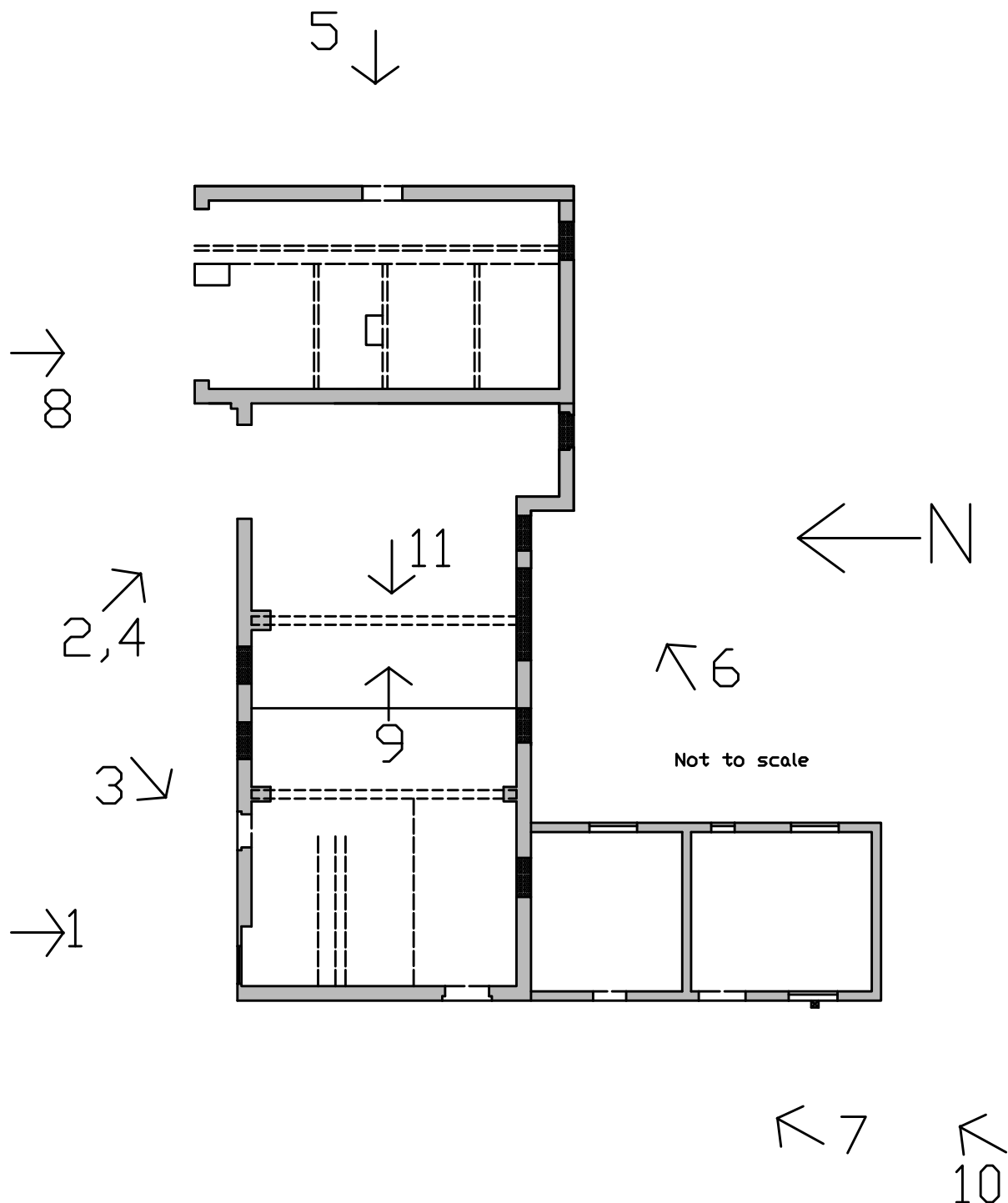


Fig. 11: Barn Photograph  
Location Plan

*An Archaeological Building Survey at  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes*

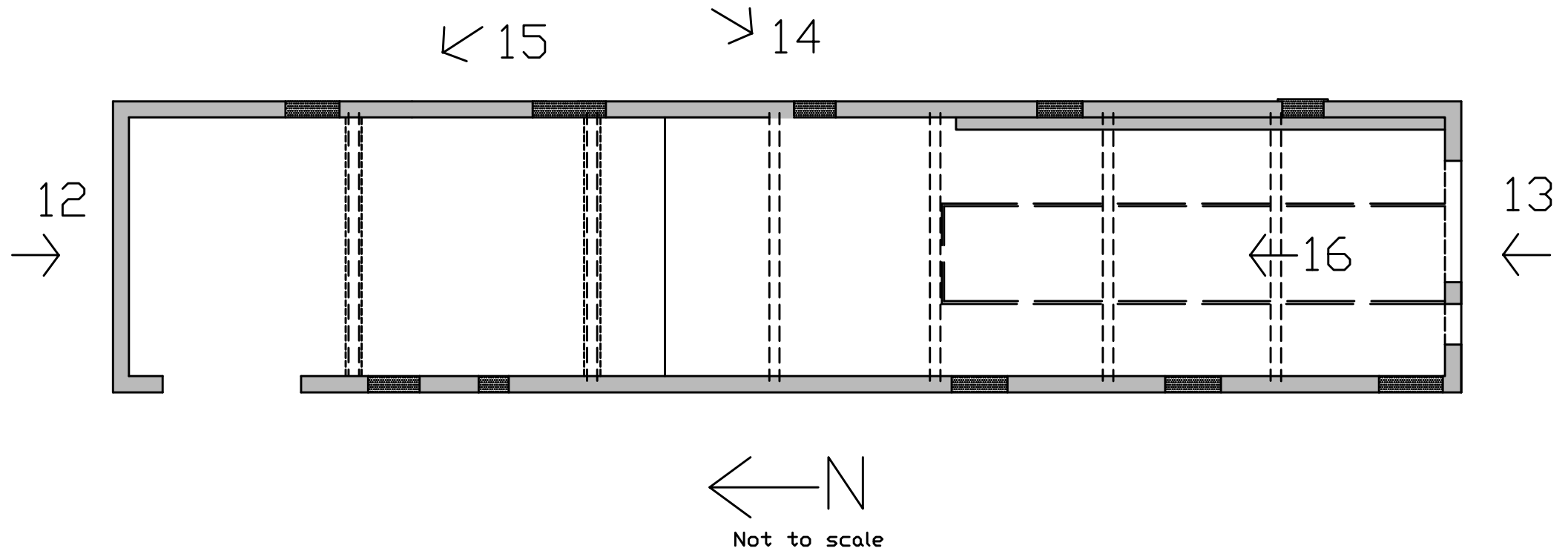


Fig. 12: Shippon Photograph Location Plan

*J.M Trippier Archaeological & Surveying Consultancy: January 2010*

*An Archaeological Building Survey at  
Ivy Farm, Lytham Road, Moss Side, Lytham St. Annes*

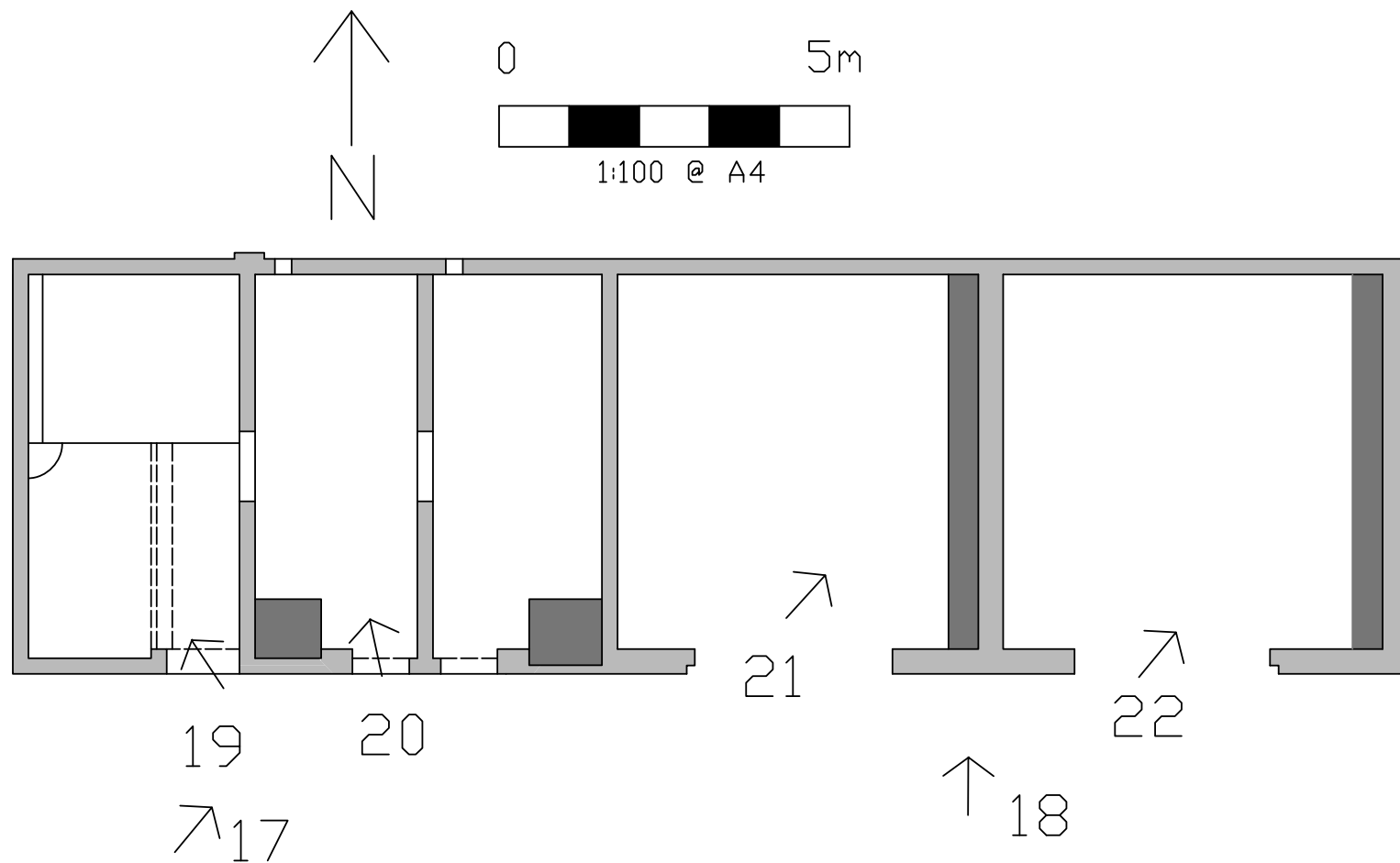
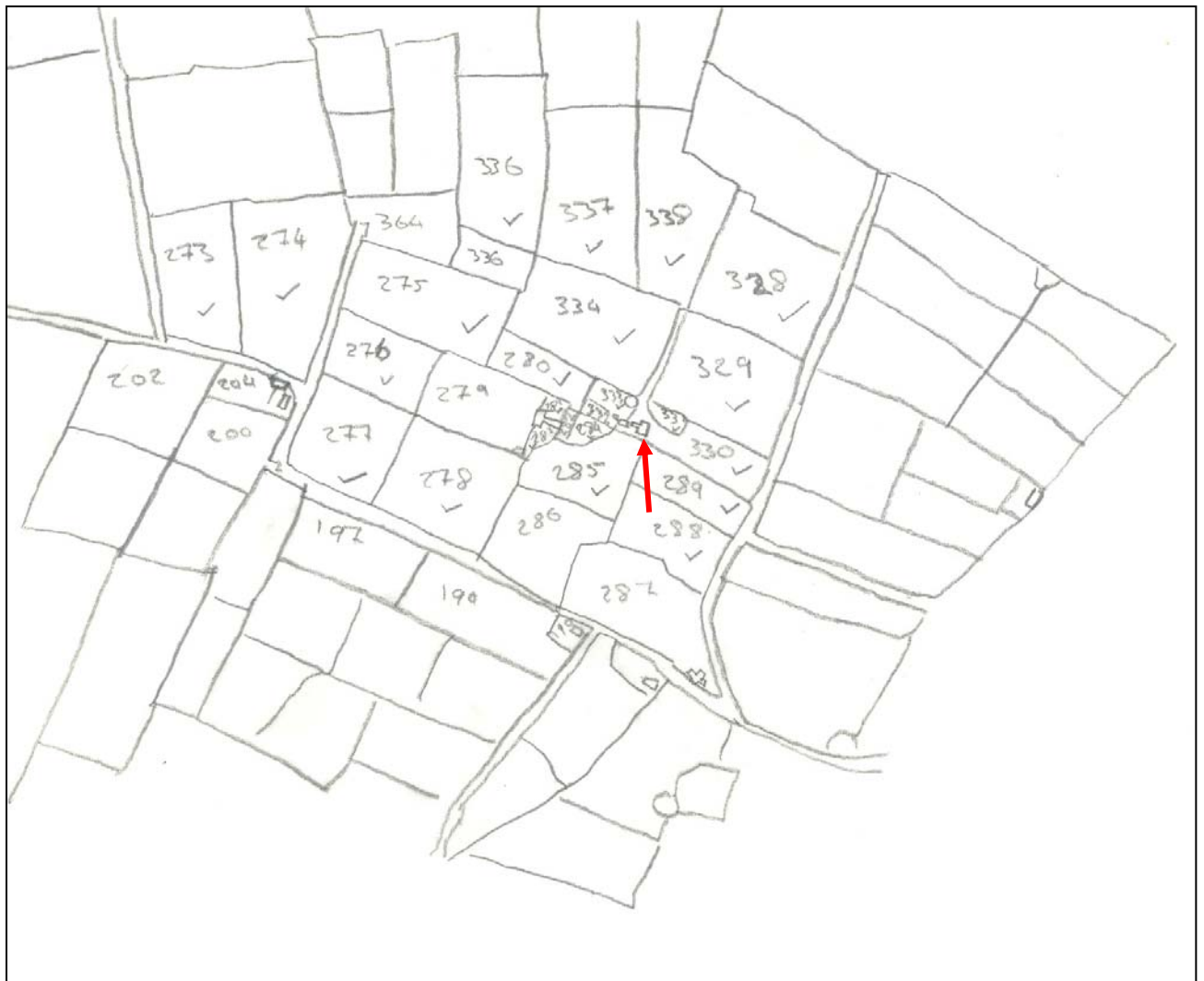


Fig. 13: Animal Shelters Photograph  
Location Plan



**Fig. 14: Tithe Map of 1840 (LRO DRB 1/98)**

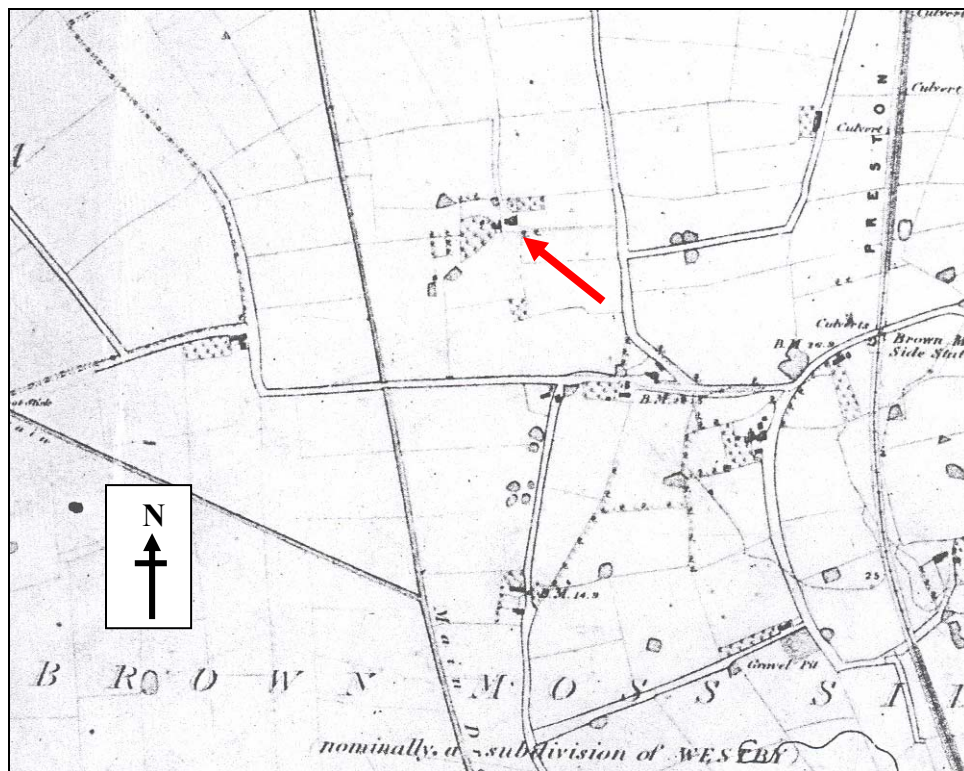


**Owner** Thomas Clifton

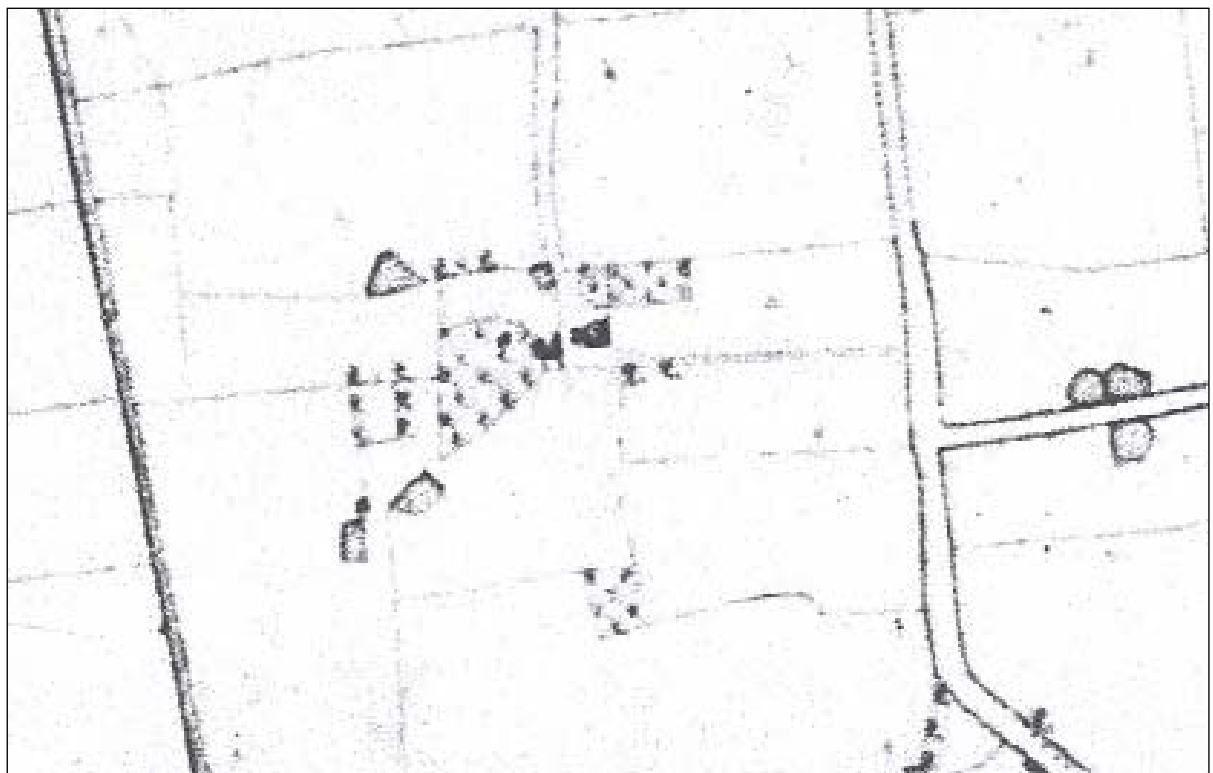
**Occupier** William Fayes

Field Number	Field Name	Type	Quantity	Acres (to 1 decimal place)
288	New Ground	Meadow	2.1.15	2.6
289	Long Field	Arable	1.2.10	1.8
330	Barnfield	Arable	1.2.33	1.8
331	Garden	Arable	0.2.25	0.6
332	House, Outbuildings and Garden		0.2.25	0.6
333	Garden	Arable	0.1.5	0.3
284	Cott	Meadow	0.1.21	0.3
281	Garden	Meadow	0.1.29	0.4
282	Garden	Meadow	0.1.21	0.3
283	Garden	Meadow	0.1.26	0.4
280	Great Croft	Meadow	1.1.24	1.3
275	Singletons Field	Meadow	4.1.38	4.5
276	Briery Fields	Pasture	2.1.18	2.3
334	Rushy Fields	Pasture	4.3.13	4.8
328	Robinsons Underdale	Arable	4.3.6	4.8
337	Middle Field	Arable	5.1.31	5.4
338	Moss Fields	Pasture	4.1.24	4.3
336	Singletons Field	Pasture	4.3.36	4.9
			41.5.0	41.4

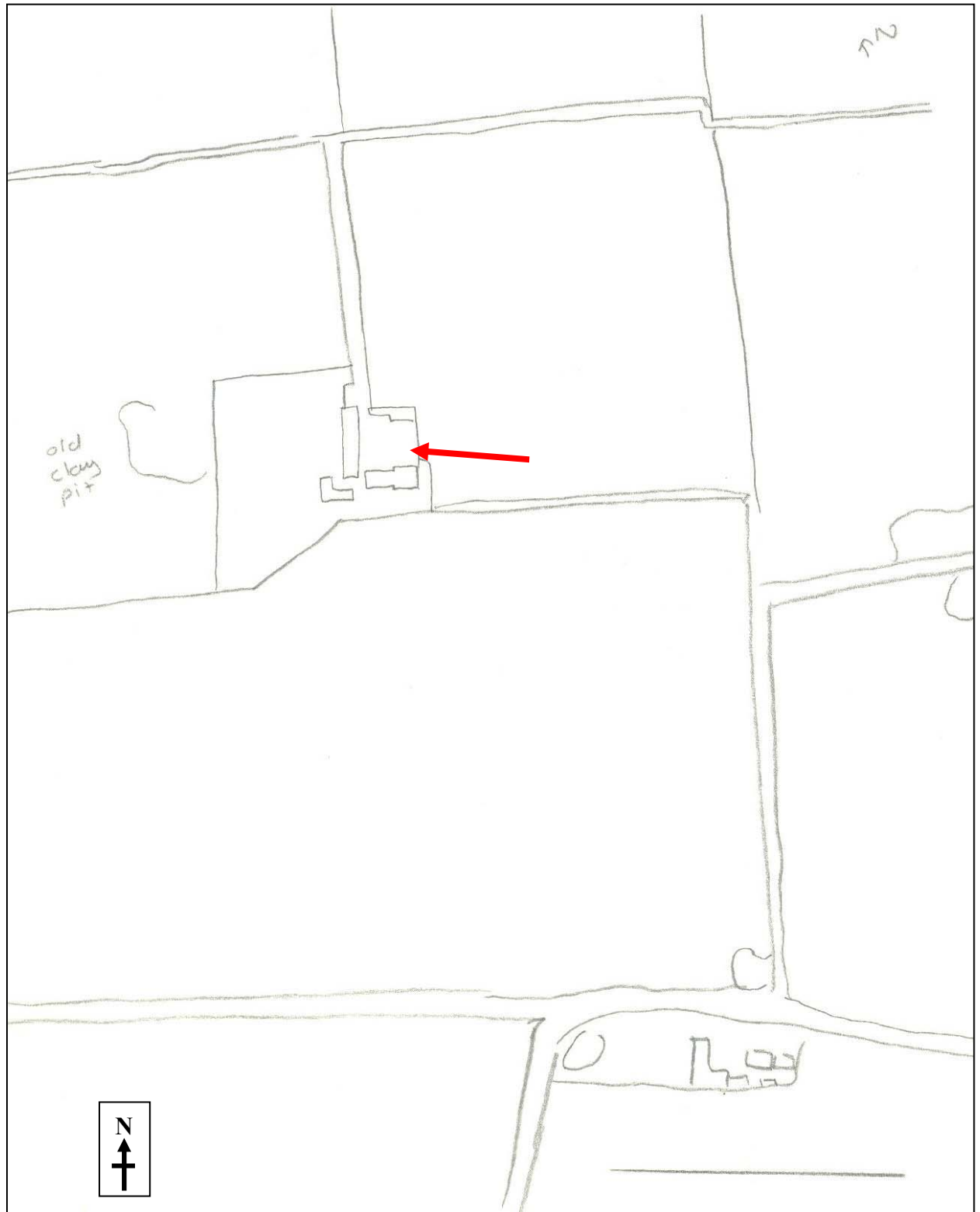
**Fig. 15: Tithe Schedule (LRO DRB 1/98)**



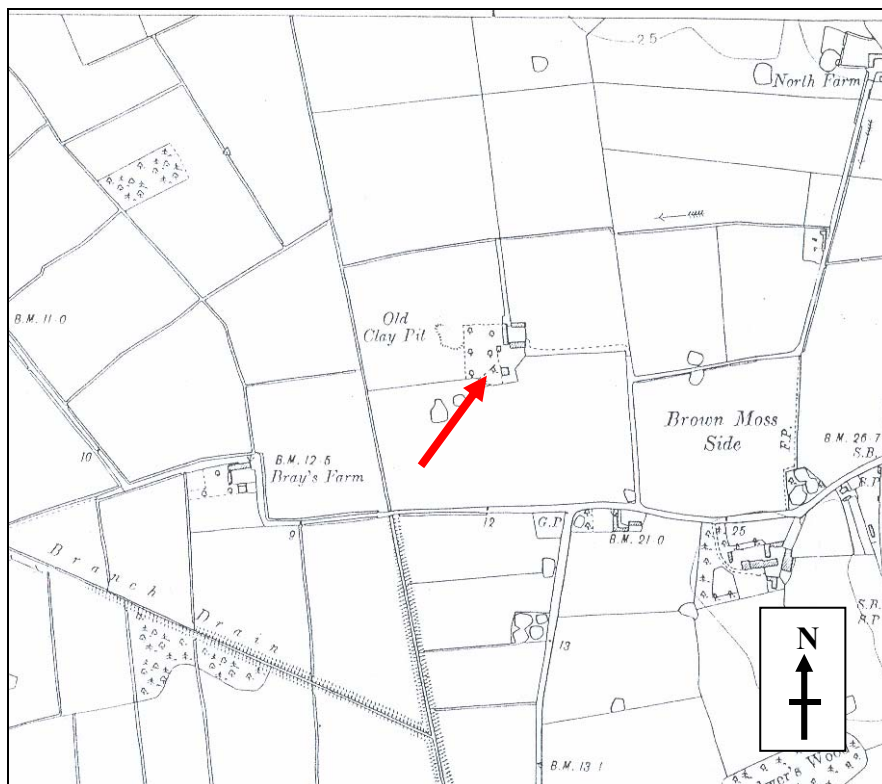
**Fig 16: OS 6" Lancashire Sheet 59, 1847 Actual Size**



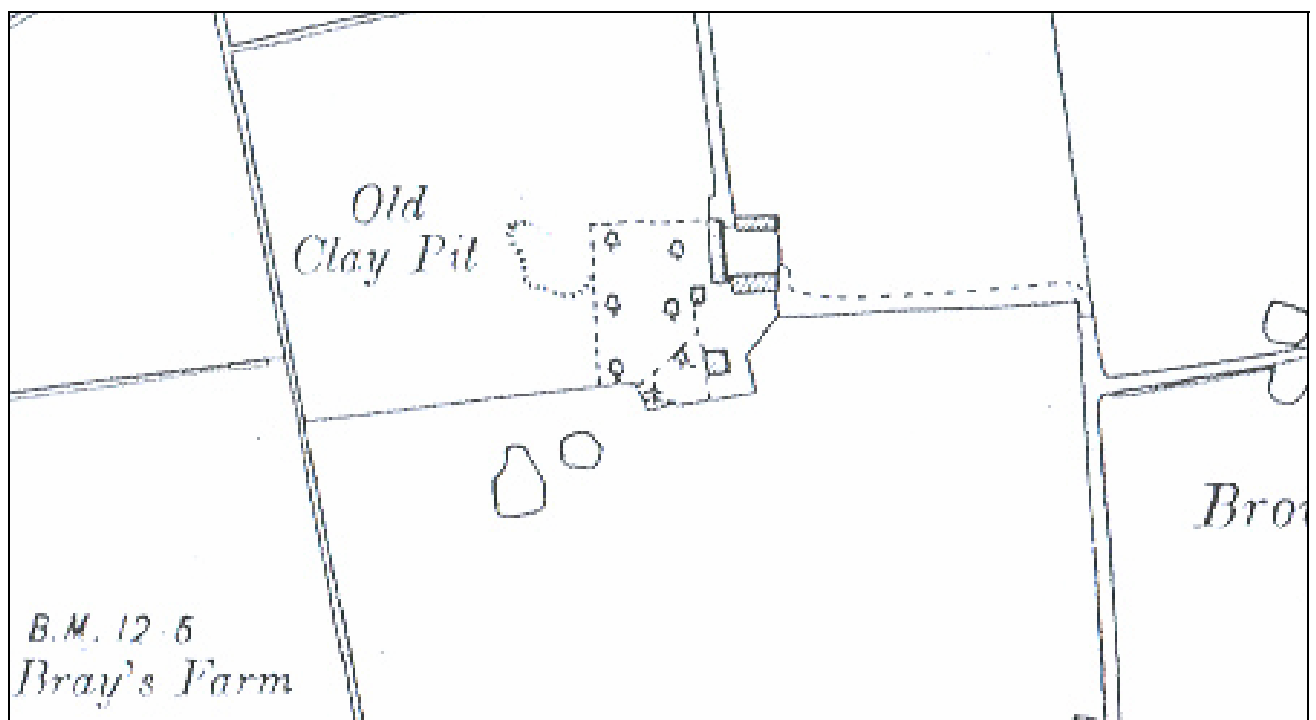
**Fig 16: OS 6" Lancashire Sheet 59, 1847 x 300%**



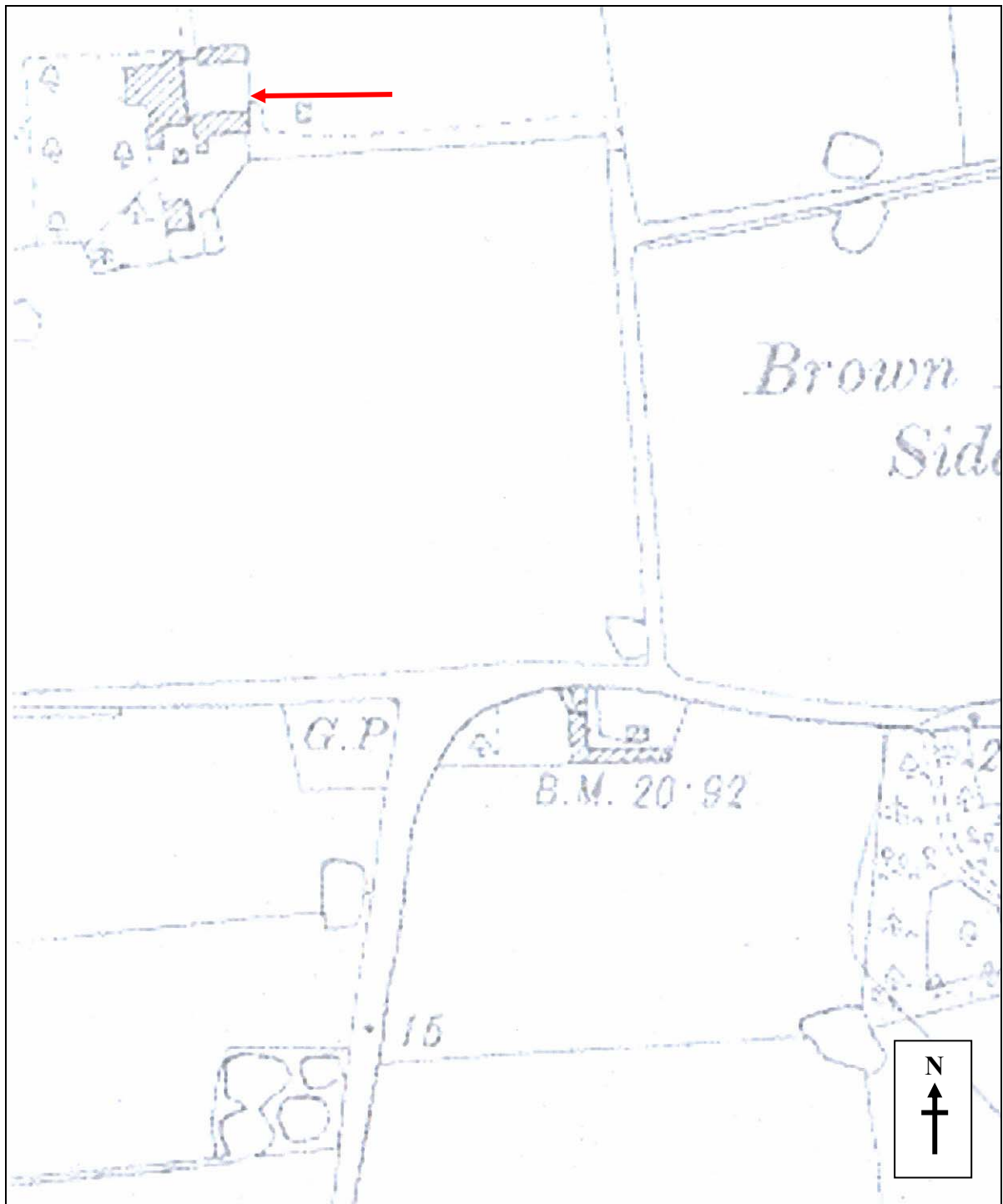
**Fig. 17: OS 1<sup>st</sup> Edition 25" Lancashire Sheet 59.11 (1893)**



**Fig. 18: OS 2<sup>nd</sup> Edition 6" Lancashire Sheet 59 NE (1913) Actual Size**



**Fig. 18: OS 2<sup>nd</sup> Edition 6" Lancashire Sheet 59 NE (1913) x 300%**



**Fig. 19: OS 3rd Edition 25" Lancashire Sheet 59.11 (1932)**

## **APPENDIX 3: PLATES**

**Plate 1: North elevation of barn**

**Plate 2: Cart doors in north elevation of barn**

**Plate 3: West end of north elevation of barn**

**Plate 4: Detail of cart doors in north elevation of barn**

**Plate 5: East elevation of barn**

**Plate 6: South elevation of barn**

**Plate 7: West elevation of barn and south extension**

**Plate 8: Hay store in former shippon**

**Plate 9: King-post roof truss in barn**

**Plate 10: King-post roof truss in barn and dividing wall of barn**

**Plate 11: Interior of barn looking west**

**Plate 12: North elevation of shippon**

**Plate 13: South elevation of shippon**

**Plate 14: South end of east elevation of shippon**

**Plate 15: North end of east elevation of shippon**

**Plate 16: Interior of Shippon**

**Plate 17: South elevation of animal shelters**

**Plate 18: East end of south elevation of animal shelters**

**Plate 19: West cell in animal shelters**

**Plate 20: Next to west cell in animal shelters**

**Plate 21: Wall with former roof line in central cell of animal  
shelters**

**Plate 22: East cell of animal shelters**





Plate 1: North elevation of barn



Plate 2: Cart doors in north elevation of barn





Plate 3: West end of north elevation of barn



Plate 4: Detail of cartdoors in north elevation of barn





Plate 5: East elevation of barn



Plate 6: South elevation of barn





Plate 7: West elevation of barn and south extension



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Plate 11: Interior of barn looking west



Plate 12: North elevation of shippon



Plate 13: South elevation of shippon



Plate 14: South end of east elevation of shippon





Plate 15: North end of east elevation of shippon



Plate 16: Interior of Shippon





Plate 17: South elevation of animal shelters



Plate 18: East end of south elevation of animal shelters



Plate 19: West cell in animal shelters



Plate 20: Next to west cell in animal shelters



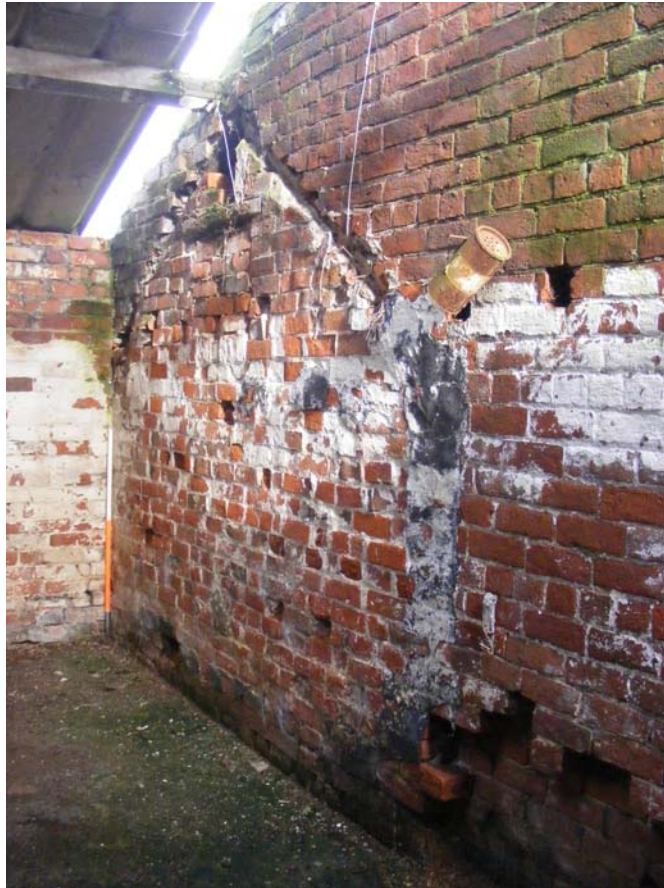


Plate 21: Wall with former roof line in central cell of animal shelters



Plate 22: East cell of animal shelters